





FULL DESCRIPTION A rare opportunity to purchase this fantastic investment, producing a yield of 8%, consisting of 9 self-contained one bedroom/studio flats in Exeter City Centre. Sydney Place is a Grade II listed semi-detached building that has been well maintained throughout. The property is currently producing a yearly gross income of circa. £68,000. The property consists of 8 flats accessed internally and flat 9 has a private entrance. There is a communal courtyard and utility room.

GROUND FLOOR

ENTRANCE HALL Main door leading into an inner porch.

HALLWAY Access to flat 1 and 2, stairs leading up to first floor, door to rear communal garden.

FLAT 1 One bedroom flat with open plan living room/kitchen, a double bedroom and ensuite shower room.

The living space has two large windows to the front. The kitchen has fitted units and space for undercounter fridge. There is an integrated electric oven and hob, stainless steel sink and drainer.

The bedroom has a large window to the rear, fitted storage and feature fireplace.

The ensuite consists of a shower cubicle, corner hand wash basin, toilet and heated towel rail.

FLAT 2 One bedroom flat with open plan living room/kitchen, a double bedroom and shower room. Inner hallway with doors leading to living space, shower room and bedroom.



The living space has a large sash window to the front and character feature fireplace. The kitchen has fitted units and space for undercounter fridge. There is an integrated electric oven and hob, stainless steel sink and drainer.

The bedroom has a window to the rear.

The shower room has a hand wash basin, toilet, single shower cubicle and heated towel rail.

FLAT 9 One bedroom ground floor maisonette, accessed from the rear, with open plan kitchen/living room, double bedroom and shower room.

The entrance door leads into the flat. The living space has two windows to the side. The kitchen has fitted units and space for undercounter fridge. There is an electric oven and hob, stainless steel sink and drainer. The bedroom has a window to the side and a second door leading outside.

The shower room has a hand wash basin, toilet, and shower cubicle.

FIRST FLOOR

LANDING Access to flat 3, 4 & 5.

FLAT 3 Studio flat with separate shower room.

The flat has a kitchenette with an integrated oven/hob, stainless steel sink, space for undercounter fridge.

There is a large window to the rear.

The shower room has a hand wash basin, toilet, single shower cubicle and window to the rear.

FLAT 4 One bedroom flat with open plan living room/kitchen, a double bedroom and shower room. Inner hallway with doors leading to living space and



bedroom.

The living space has two floor to ceiling sash window to the front and character feature fireplace. The kitchen has fitted units and space for undercounter fridge. There is a free standing electric oven and hob, stainless steel sink and drainer.

The bedroom has a floor to ceiling window to the front. The shower room has a hand wash basin, toilet, and shower cubicle.

FLAT 5 One bedroom flat with open plan living







room/kitchen, a double bedroom and shower room. Inner hallway with doors leading to all rooms.

The living space has two windows to the side. The kitchen has fitted units and space for undercounter fridge. There is an electric oven and hob, stainless steel sink and drainer.

The bedroom has a floor to ceiling window to the front. The shower room has a hand wash basin, toilet, and shower cubicle.

SECOND FLOOR

LANDING Access to flat 6 & 7.



FLAT 6 Studio flat with separate shower room.

The flat has a kitchenette with an integrated oven/hob, stainless steel sink, space for undercounter fridge. The living area has character feature fireplace and alcove.

There is a large window to the rear.

The shower room has a hand wash basin, toilet, single shower cubicle and window to the rear.

FLAT 7 One bedroom flat with open plan living room/kitchen, a double bedroom and shower room.

The living space has two windows to the front. The kitchen has fitted units and space for undercounter fridge. There is an electric oven and hob, stainless steel sink and drainer.

The bedroom has a window to the front and a second door leading to landing.

The shower room has a hand wash basin, toilet, and shower cubicle.

THIRD FLOOR

LANDING Access to flat 8 & cupboard.



FLAT 8 One bedroom flat in the eaves with open plan living room/kitchen, a double bedroom and shower room.

Inner hallway with doors leading to living area.

The living space has a dormer window to the front.

The kitchen has fitted units and space for undercounter fridge. There is an electric oven and hob, stainless steel sink and drainer.

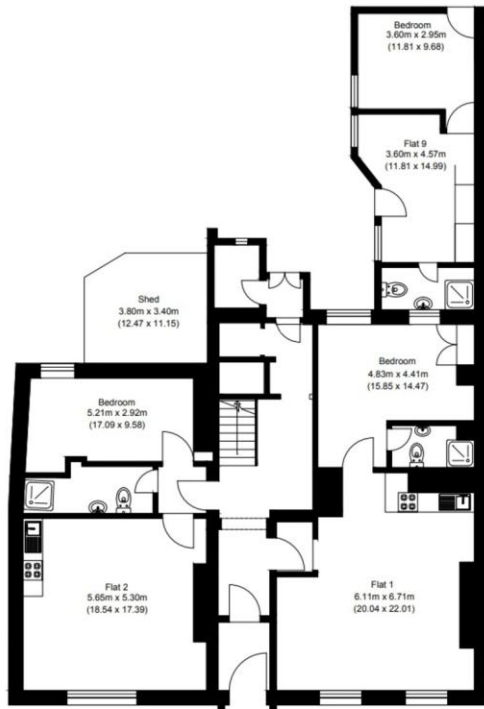
The bedroom has a dormer window to the rear.

The shower room has a hand wash basin, toilet, and shower cubicle.

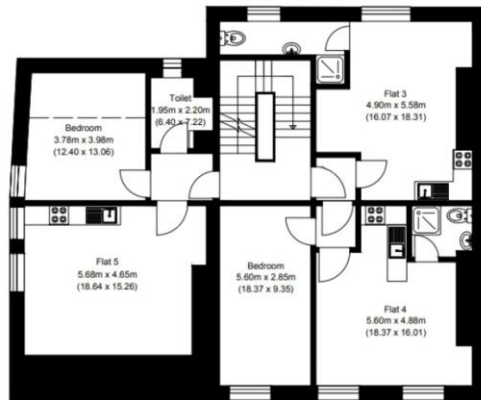
OUTSIDE There is a communal courtyard and area that could be used for maintenance parking. There is a communal utility room.

AGENTS NOTES Council Tax for each flat are band A .EPC's vary between the flats and can be found on the GOV.UK website.

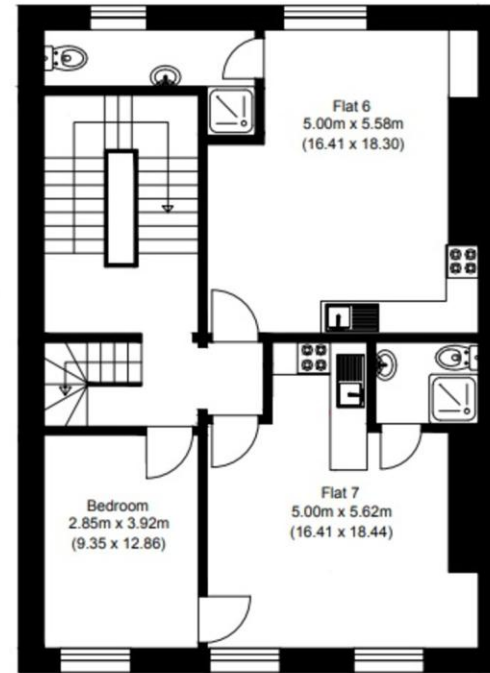
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.



Ground Floor Plan



First Floor Plan



Second Floor Plan

%epcGraph_c_1_381%