



11 VICTORIA ROAD, EXETER, EX4 6JB

Winkworth



INVESTMENT PROPERTY - This two double bedroom house is the ideal investment opportunity with a courtyard garden is situated close to the city centre and St James train station. It is currently let for the academic year of 2022/23.

At a glance..

- Investment Property
- Current Income Of £15,460 Per Annum
- Terrace House
- Two Double Bedrooms
- Modern Bathroom
- Large Kitchen/dining room
- Low Maintenance Garden
- Outside Dining Area
- Double glazed throughout
- Permit Parking
- No Onward Chain

Services...

- All Main Services Connected
- Council tax band: B Assuming all occupants are full time students, you should be entitled to 100 % exemption from Council Tax payments.

01392 271177 | [exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

**INVESTORS ONLY** - A fantastic opportunity to purchase this two bedroom house currently let for the academic year 2022/2023 at £15,246.

Victoria Road is a quiet residential street close to the city centre of Exeter. Exeter is a vibrant city with many shops and restaurants.

**Ground Floor:**

Upon entering the hallway the sitting room is located on the left hand side. The sitting room is a good size with a fireplace and window to the front aspect. The modern kitchen/dining room is located at the rear of the property. The kitchen comprises of white floor and wall storage units with black work surfaces. There is an oven, hob, sink and space for a fridge freezer and washing machine. The dining room has plenty of space for a table and double French doors leading to the rear garden.



**First floor:**

Bedroom one is a large double bedroom with a window facing over the front aspect and a built-in storage cupboard. Bedroom two is also a double bedroom with a window overlooking the rear aspect and built storage cupboard. The bathroom has a bath with stand over shower, W/C and sink basin.

**Outside:**

There is a private decked rear garden with a rear access path.

**Utilities:**

All mains services

Council tax band: B Assuming all occupants are full time students, you should be entitled to 100% exemption from Council Tax payments.

**Agents Note:-**

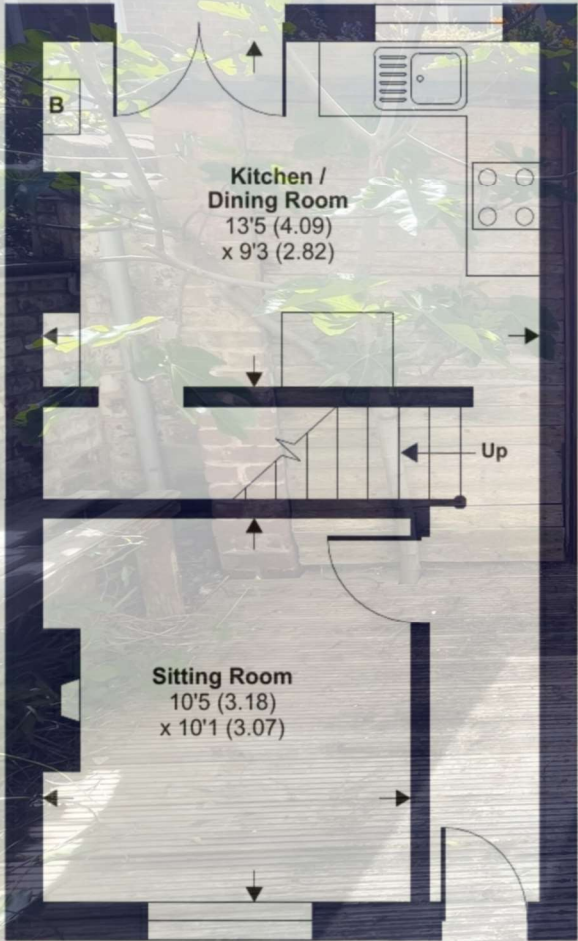
Let for academic year 2022/2023- £160pppw,  
£693pppm- Annual income of £15,246



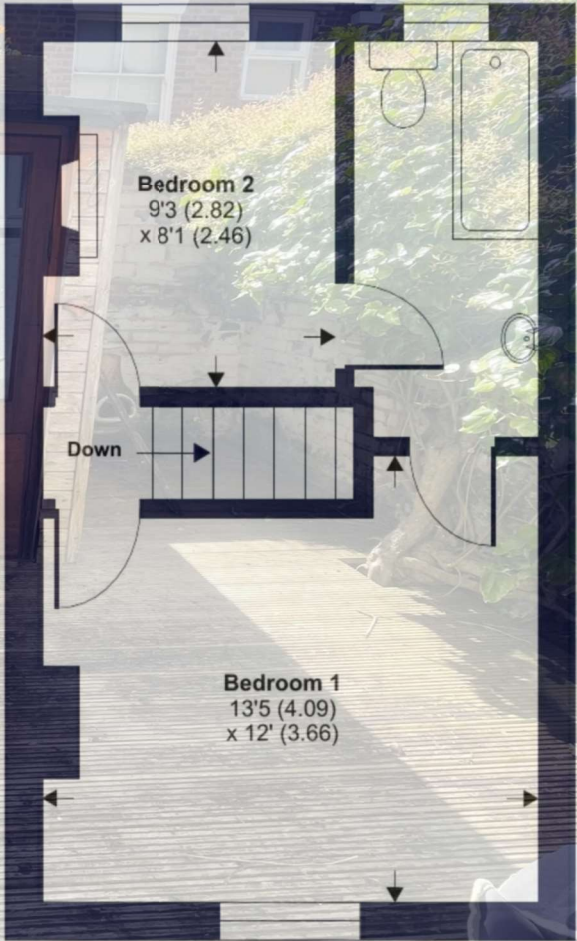
# Victoria Road, Exeter, EX4

Approximate Area = 624 sq ft / 58 sq m

For identification only - Not to scale



GROUND FLOOR

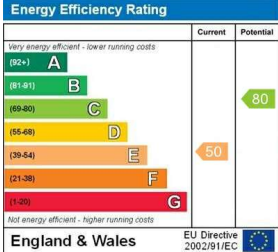


FIRST FLOOR

## Exeter office

25 Southernhay East, Exeter, EX1 1QP  
01392 271177 [exeter@winkworth.co.uk](mailto:exeter@winkworth.co.uk)

[winkworth.co.uk/exeter](http://winkworth.co.uk/exeter)



See things differently.