



25 ROSEBERY ROAD, EXETER, EX4 6LT

Winkworth



An ideal investment opportunity to purchase a centrally located 3 bedroom terraced house on Rosebery Road with tenants in situ. The property is offered in good decorative order throughout and comes fully furnished. The property is offered with No Onward Chain.

At a glance..

- Investment Property
- Current Income Of £21,540 Per Annum
- Terrace House
- Three Double Bedrooms
- Office
- Modern Bathroom
- Large Kitchen With Utility
- Low Maintenance Garden
- Outside Dining Area
- Gas central heating
- Double glazed throughout
- Permit Parking
- No Onward Chain

Services...

- All Main Services Connected
- Exeter City Council Tax Band B

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A centrally located 3 bedroom terraced house with tenants in situ on Rosebery Road, Exeter.

Through the front door into the entrance hallway. On the right hand side is bedroom 1 with a built in wardrobe and large bay window to the front aspect.

Into a bright and spacious living room with under stairs storage cupboard, leading to the modern kitchen/dining room with separate utility area and door leading out to the private rear garden.

The low maintenance garden has been landscaped with patio area and built in seating perfect for alfresco dining.



Upstairs, there are two further double bedrooms both also benefiting from built in wardrobes and a separate office/storage room. One bedroom over looking the front aspect and the second over looking the rear garden.

There is also a modern bathroom with black high gloss vanity unit, low level W/C, bath with shower over and glass shower screen.

The property comes with permit parking available.

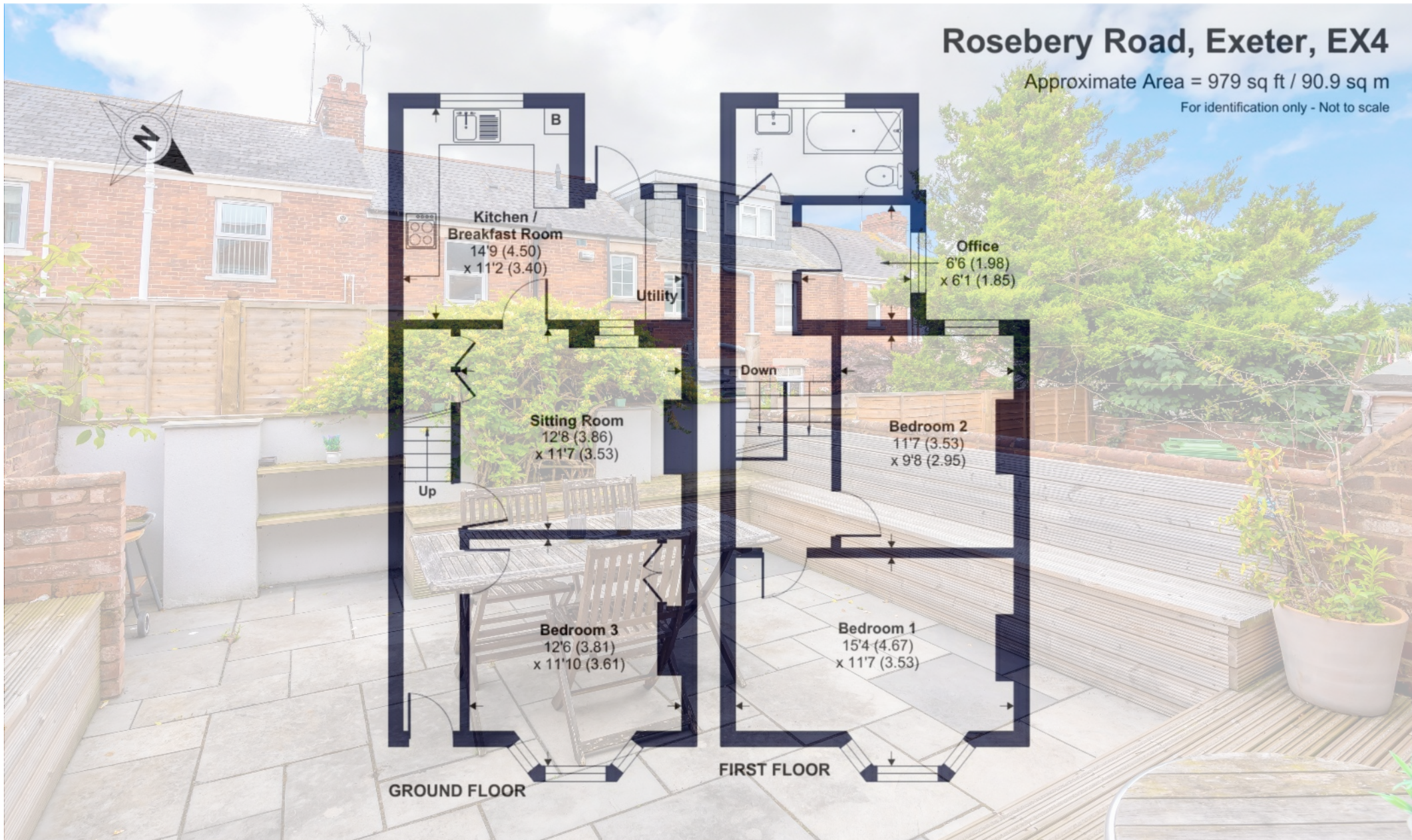
The property is currently tenanted on a room by room basis achieving an annual income of £21,540.



Rosebery Road, Exeter, EX4

Approximate Area = 979 sq ft / 90.9 sq m

For identification only - Not to scale



Exeter office

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winkworth.co.uk/exeter

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



See things differently.