



£500,000

A substantial Edwardian townhouse for improvement in an excellent position for the City centre and University

5 Sylvan Road, Exeter,
EX4 6EW

- A five-bedroom period townhouse
- Accommodation over three floors
- Sitting room, dining room & kitchen
- Some attractive period features
- Now in need of improvement
- Apparent potential for sub-division
- Convenient for city centre & University
- Enclosed rear garden
- A rare opportunity

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Description

This is a substantial (2000 sq. ft) Edwardian townhouse in an ideal location for the City centre and also the University of Exeter's Streatham campus. The property is now in need of general updating and attention but represents a wonderful opportunity for a purchaser to 'put their mark' on a spacious and attractive property. Alternatively, a buyer may look towards sub-division to form smaller units, subject of course to any required consents. The accommodation features a through sitting and dining room, a kitchen/breakfast room, five bedrooms over the upper floors plus a bathroom and separate WC. There are high ceilings, bay windows with sashes, some original fireplaces, plasterwork etc. Outside there is an enclosed garden with rear pedestrian access.

We feel that this is a rare opportunity and early viewing is strongly recommended.



Location

The property enjoys a good address in Lower Pennsylvania and is part of an attractive and impressive terrace of similar properties. Exeter City centre and all it has to offer is just a short walk away, as is the University of Exeter’s principal Streatham Campus. Sylvan Road lies within an Article 4 planning restricted area, so achieving a planning consent to form a House in Multiple Occupation (HMO) would not usually be possible.



TENURE
Freehold.

LOCAL AUTHORITY
Exeter City Council.

SERVICES
All mains services are available.

COUNCIL TAX
Band E.

EPC RATING
64 - 80.

REFERENCE
10551.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing McKinley White has any authority to make or give any representation or warranty in relation to this property.