



27 Exeter Road, Newmarke



Residential Sales • Residential Lettings • Land & New Homes • Property Auctions

27 Exeter Road, Newmarket, CB8 8AR

A substantial Victorian detached house conveniently situated close to the town centre and nearby racing stables. The property is converted into a HMO providing around 5,000 sq. ft. of accommodation with shared facilities and generates an income of £30,000 per annum. A superb investment opportunity - early viewing recommended.

£900,000

- Residential Investment
- Detached Victorian House
- HMO
- 5,000 Sq. Ft.
- Enclosed Garden
- Garaging/Parking

NEWMARKET

is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

**ACCOMMODATION with approximate room sizes.****GROUND FLOOR****ROOM 1**

13' 10" x 12' 11" (4.23m x 3.94m)
with radiator.

ROOM 2

15' 3" x 14' 11" (4.66m x 4.56m)
with 2 radiators.

ROOM 3

13' 5" x 9' 10" (4.11m x 3m)
with radiator.

STORE/OFFICE

8' 10" x 6' 6" (2.7m x 2m)
with radiator.

ROOM 4

9' 10" x 8' 2" (3m x 2.5m)
with radiator.

SHOWER ROOM

with shower cubicle, basin, low level WC, radiator.

CLOAKROOM

with pedestal basin, low level WC.

2ND CLOAKROOM

with pedestal basin, low level WC.

SHOWER ROOM

with shower cubicle, twin sinks, radiator, low level WC.

ROOM 5 (SELF CONTAINED FLAT)**SITTING ROOM**

20' 5" x 14' 11" (6.24m x 4.56m)
with radiator.

KITCHEN

11' 0" x 8' 11" (3.36m x 2.73m)
with stainless steel sink unit with cupboards under, further base and wall mounted cupboards, radiator.

BEDROOM

14' 4" x 8' 9" (4.39m x 2.69m)
with radiator.

BATHROOM

with panelled bath, pedestal basin, low level WC, radiator.

COMMUNAL SITTING ROOM

24' 8" x 20' 10" (7.54m x 6.37m)
with 3 radiators, glazed entrance door.

KITCHEN

11' 1" x 9' 3" (3.4m x 2.84m)
with stainless steel sink unit with cupboard under,
further base and wall mounted cupboard,
radiator.

SHOWER ROOM

with shower cubicle, pedestal basin, low level WC,
radiator.

FIRST FLOOR**ROOM 6**

14' 9" x 10' 9" (4.5m x 3.3m)
with radiator.

ROOM 7

18' 9" x 11' 4" (5.74m x 3.47m)
with 2 radiators.

ROOM 8

11' 6" x 9' 2" (3.53m x 2.8m)
with radiator.

KITCHEN

15' 1" x 10' 6" (4.6m x 3.21m)
with radiator.

ROOM 9

13' 10" x 11' 9" (4.23m x 3.6m)
with radiator.

CLOAKROOM

with basin, low level WC.

KITCHEN

13' 3" x 9' 11" (4.06m x 3.03m)
with stainless steel sink unit with cupboards under,
radiator.

ROOM 10

15' 4" x 13' 7" (4.69m x 4.16m)
with radiator.

ROOM 11

13' 11" x 12' 11" (4.25m x 3.94m)
with 2 radiators.

SHOWER ROOM

with shower cubicle, basin, low level WC.

SECOND FLOOR**SHOWER ROOM**

with shower cubicle, pedestal basin, low level WC.

ROOM 12

11' 9" x 8' 6" (3.6m x 2.6m)
with radiator.

ROOM 13

14' 3" x 11' 8" (4.35m x 3.57m)
with radiator.

BASEMENT**ROOM 14**

14' 9" x 9' 2" (4.5m x 2.8m)
with radiator.

ROOM 15

13' 6" x 9' 10" (4.13m x 3m)
with radiator.

OUTSIDE

Enclosed gardens laid mostly to lawn with flower
and shrub beds, extensive driveway and parking
area.

DOUBLE GARAGE

with 2 up and over doors.

OCCUPATIONAL TENANCIES/LEASES

The property is subject to a 5 year lease in favour
of Camelot PM Ltd with a rent payable of £30,000
per annum subject to a mutual 12 month break
clause (April 2020). It is understood that a full
market rent of £81,300 per annum is paid to
Camelot PM Ltd from 15 tenancies.

COUNCIL TAX

The property is Band G.

SERVICES

There are main services of gas, electricity, water
and drainage connected to the property.

VIEWING

Strictly by appointment through the sole agents.



FLOOR PLAN
Not to scale, for guidance purposes only

PENDING

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

PENDING

Council Tax Band: G

Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.