



£515,000

***A five double bedroom student letting investment in a great location for campuses and the city centre***

- Established & licenced student HMO
- Shared lounge & kitchen
- Five double bedrooms (one en suite)
- Two further shower rooms
- Double glazing & gas central heating
- Easy to maintain area to the rear with off road parking
- Let and producing a good income
- No onward chain

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## Description

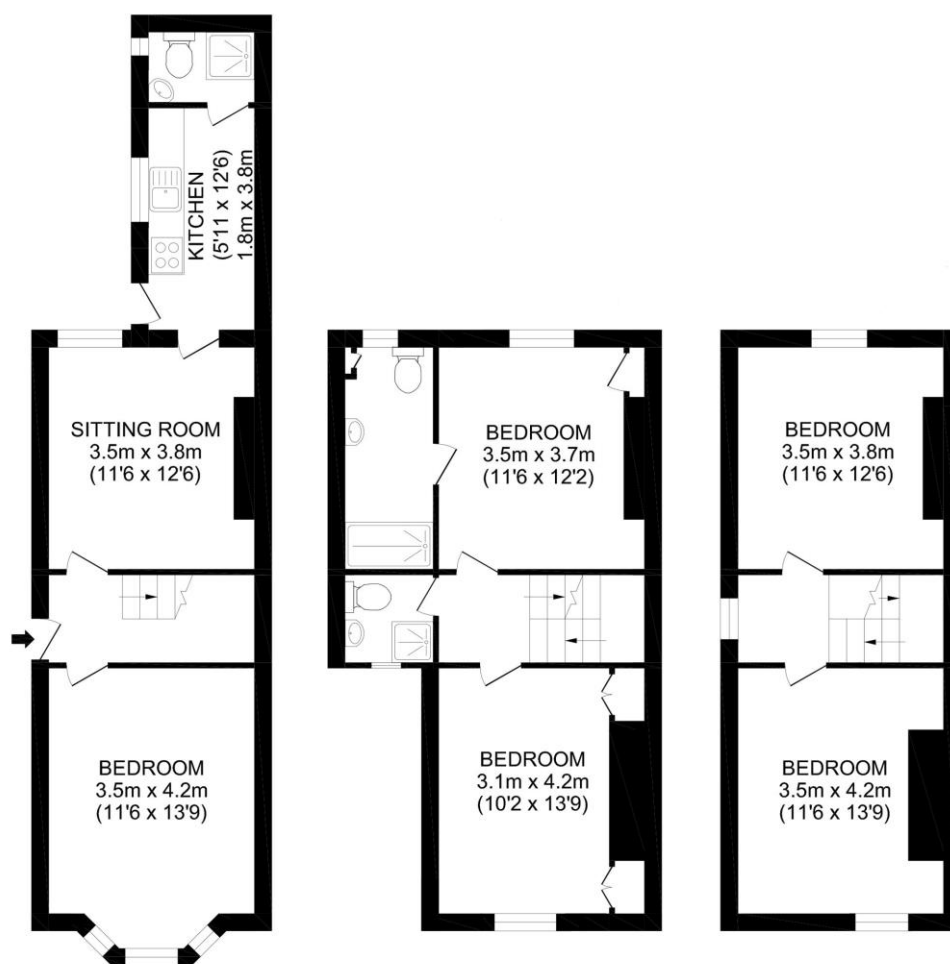
This is an established student letting investment in a good position for both the Streatham and St Luke's campuses and access to the city centre. The property offers five good bedrooms over three floors, one with an en suite shower room. There is a communal lounge open to a fitted kitchen, a ground floor shower room with WC and a further shower room on the first floor. The comforts of gas central heating and double glazing are in place. Externally, there is parking for several smaller cars and a the potential to create a garden area beyond. The property is a licenced House In Multiple Occupation (HMO).

The current tenancy is producing £37,400 for the academic year on an 'exclusive' basis (the tenants pay their own bills). The property is offered with the benefit of the tenancy and with landlord's contents included in the sale.



# Location

The property sits in a great position for student letting, being within walking distance of both the University of Exeter's Streatham and St Luke's campuses. The immediate area is served by a minimarket, takeaway, café, and some popular pubs. The location also provides very easy access to Exeter City Centre, so is just a brief walk from the many shopping outlets, banks, restaurants etc. plus bus and rail connections.



**TENURE**  
Freehold.

**EPC RATING**  
54 - 70.

**SERVICES**  
All mains services are available.

**REFERENCE**  
10677.

**ONGOING CHAIN**  
None.



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