



86 Alphington Road, Exeter, Devon, EX2 8HU

A Professional licenced FIVE BEDROOM House of Multiple Occupancy currently achieving income and fully LET and Managed. This property has POTENTIAL to become a SIX BEDROOM HMO, therefore increasing the INCOME currently being achieved.

- Investment Property
- Licenced House Of Multiple Occupancy
- Currently Let as Five Bedrooms - Potential to be a Six Bedroom
- Two ensuite Bedrooms
- Shower Room & Bathroom
- Modern Kitchen
- Currently let & generating circa £32,088





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Positioned in a Southerly direction from the City Centre and located within close proximity of local amenities this House of Multiple Occupancy is offering five bedrooms of living accommodation for professional occupants. Potential for this property to become a six bedroom HMO by turning the current living room into bedroom six. This property has gone through a range of refurbishment over the years and is well maintained by the managing agents and tenants alike, this property is fully let with five occupants (April 2022) achieving at the present £32,088 per annum.

Alphington Road incorporates a spacious entrance hall with the two ground floor bedrooms having ensuite's, currently a communal lounge and large kitchen/breakfast room compliment this floor. To the first floor are the additional three double bedrooms with two modern shower rooms servicing them. Outside to the rear is a low maintenance garden with a storage shed providing secured storage for bikes.

SITUATION

This property is situated close to local amenities with a Co-operative being directly opposite, a Sainsbury's Superstore within close proximity combined with a consumer retail park, the Marsh Barton and Matford trading estate nearby. The central City of Exeter and the A30 is just over a mile away from this property.

DIRECTIONS

From the Exe Bridges within Exeter proceed onto the A377 (Alphington Street) which then becomes Alphington Road. Proceed past the Aldi supermarket on the left hand side and the property will be situated on the right hand side opposite the Co-op food store.

AGENTS NOTES

A fantastic opportunity to purchase a tried and tested Professional House of Multiple Occupancy for the last four years achieving a good level of income with potential to increase the current yield by several options including creating a sixth bedroom from the current communal lounge. Set within a great position to attract a large number of Professionals due to being in close proximity to the Marsh Barton/Matford trading estate, Retail Park and a Sainsbury's Superstore alike. Positioned on a direct bus route to the City and local road networks being close by with the A30 being within a few minutes' drive away.

Important Information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band D

Sale By: Private Treaty

Estimated Rental & Yield: £32,088 – 7%

Price: £455,000

Type of Property: Mid Terrace

EPC Rating: Energy Efficiency Rating D.

Services: Mains Gas, Electric, Water & Drainage

Star Investment Properties

6 Northernhay Place

Exeter

Devon

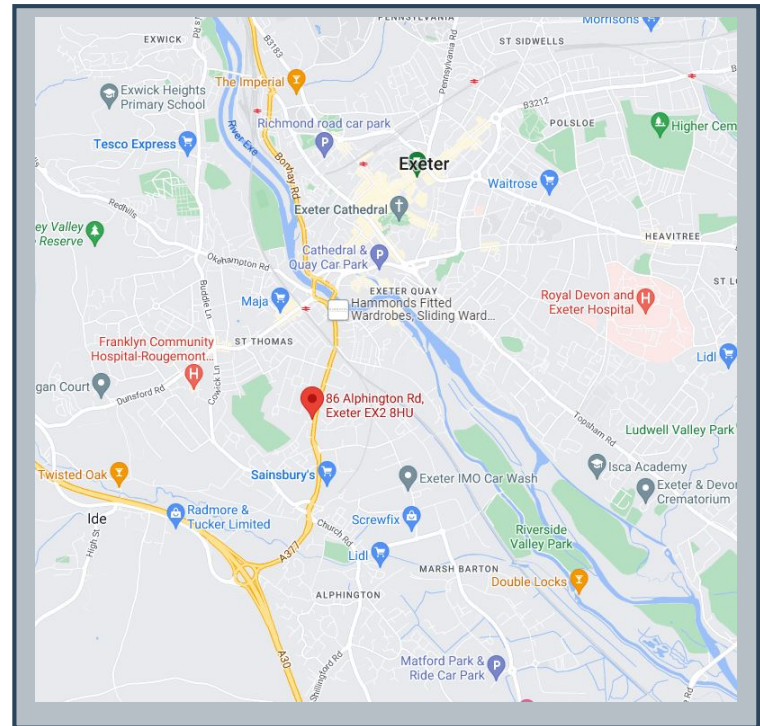
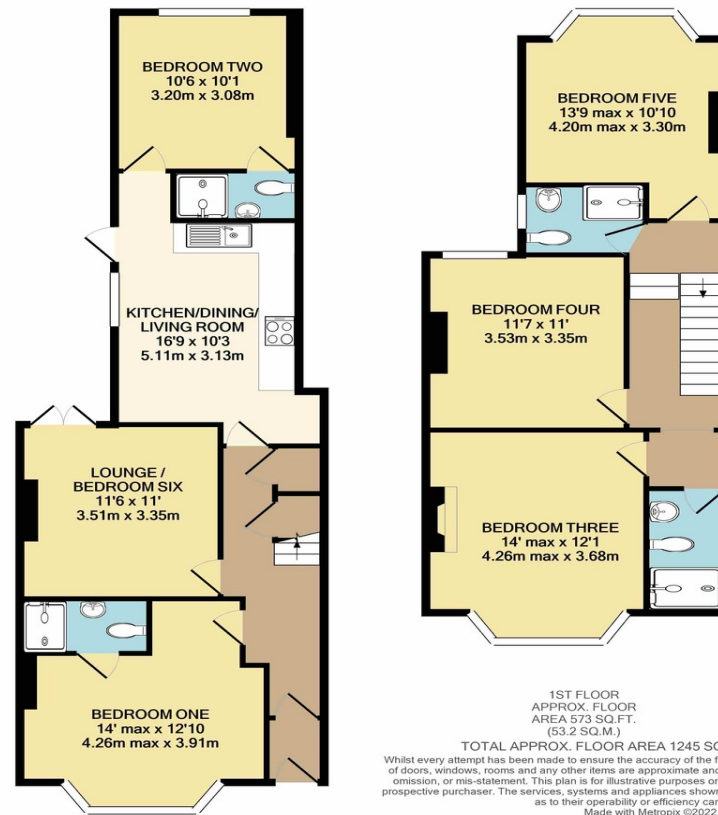
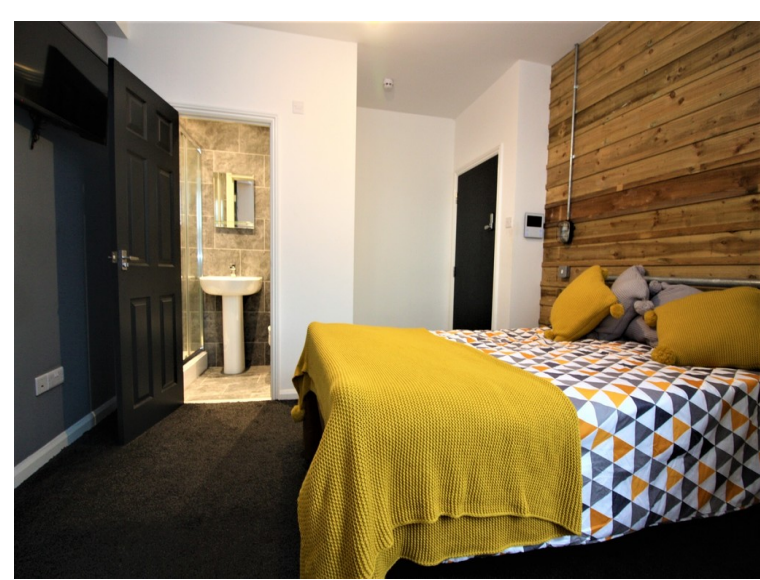
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