



Beechcroft Alphington Street, Exeter

HMO Investment - Guide Price £560,000

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RIDLEY



Beechcroft Alphington Street

Exeter, Exeter

- Exciting Investment Opportunity
- Fully Let as a professional house share
- 7 Double Bedrooms with generous communal space
- Convenient location close to City Centre

High Quality Investment Opportunity - A 7 bedroom HMO currently Let as a professional house share.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Beechcroft Alphington Street

Exeter, Exeter

A high quality Victorian terraced townhouse with 7 double bedrooms - an exciting investment opportunity!

This spacious 7 bedroom property has been recently refurbished throughout to provide professionals with high quality accommodation . Currently Let as a professional house share, each room is rented on an individual basis with shared use of communal areas.

Each room comes with a full complement of high quality furniture, a double bed with built in storage and new mattress protector, large wardrobe, chest of drawers, bedside table and desk. The house has a large kitchen with private cupboard space for each tenant and a full range of appliances. The kitchen has plenty of space for the number of occupants and there is a large dining area to create a nice social space. There is a living room with a flat screen TV and patio doors leading out to a large rear garden. On the upper floors there are two spacious shower rooms. High speed broadband is provided throughout the property and there is also a private drive/parking space at the front.





Beechcroft Alphington Street

Exeter, Exeter

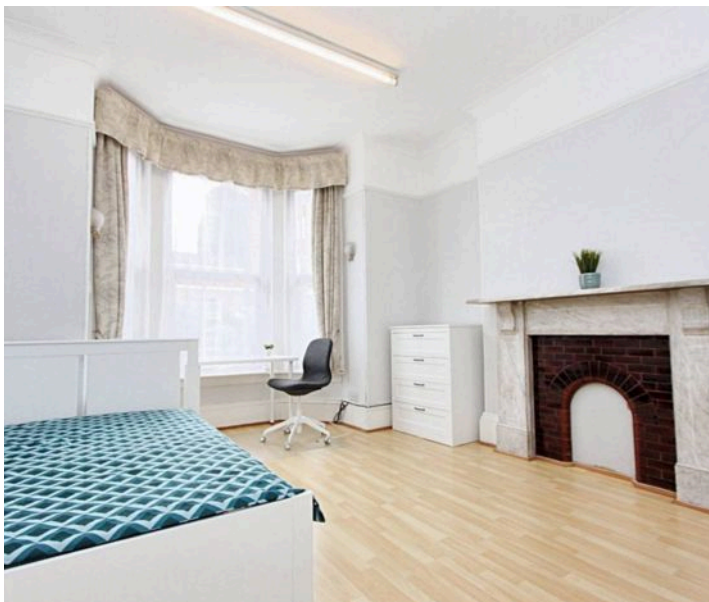
The property is located on Alphington Street, a short walk from the city centre and St Thomas - ideal for anyone working in the city or Marsh Barton. There are plenty of nearby bus routes, the St Thomas train stop is only a few minutes away and there is easy access out of town to the M5/A30 junctions.

The house is fully let and demand for rooms is always high. The property is currently generating a gross annual income of £44040 which represents a return of approximately 7.85% however there is scope for this to be improved. A full breakdown of income and running costs can be provided upon request.

Tenure: Freehold

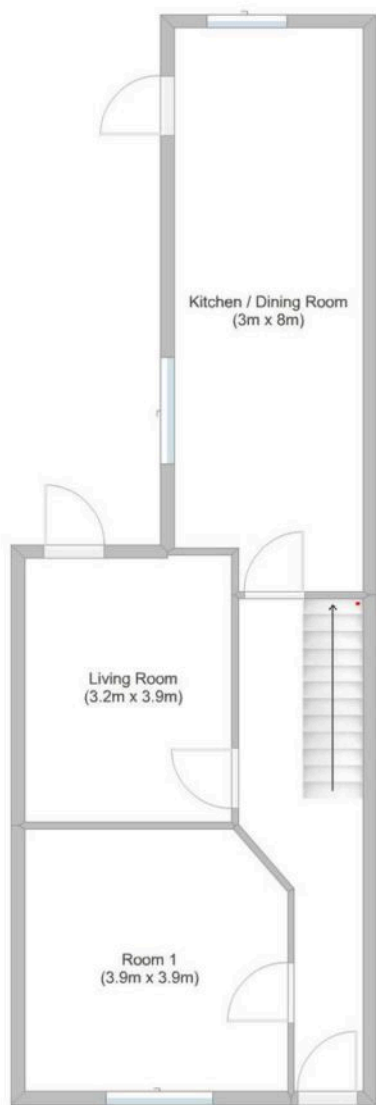
EPC Rating: C

Council Tax: Exeter City Council - Band D

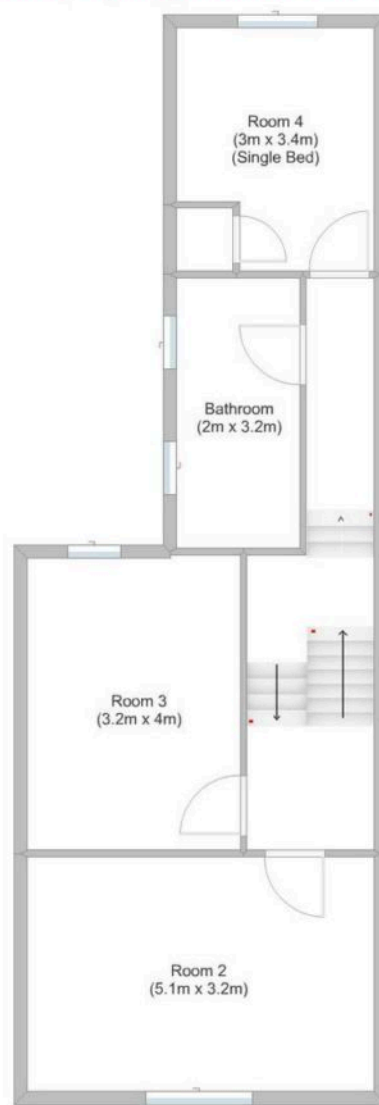




Beechcroft, Alphington Street - Floorplan

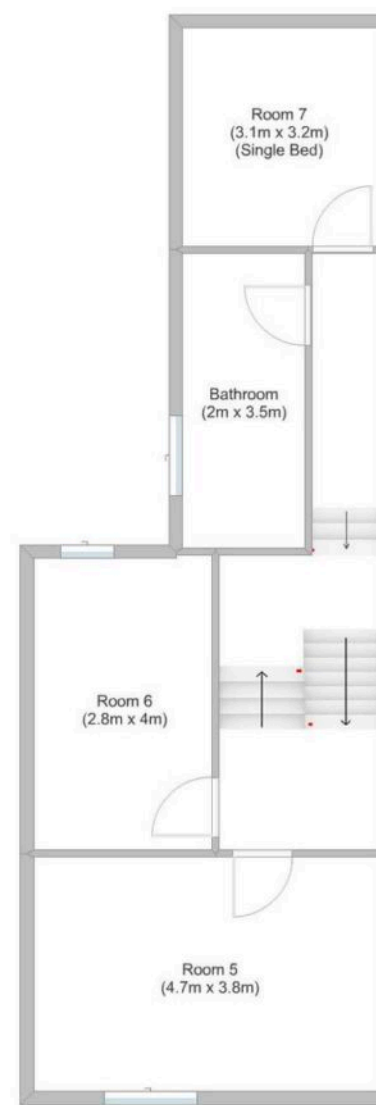


Ground Floor



First Floor

This floorplan is not to scale and intended for illustration purposes only.



Second Floor

Hellier Ridley

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