



For Sale

Exeter

**Guide Price
£460,000**

 **5**

 **2**

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FANTASTIC HMO INVESTMENT OPPORTUNITY. A Beautiful Victorian property located in the heart of the city with character features.

A well established 5-bed HMO student property which has recently been refurbished to a very high standard by the current owners. The property is well located between the Universities main campus', Streatham and St Lukes.

Upon entering the property you will find 2 bedrooms which are both double in size. The ground floor also provides access to the the kitchen/living area with the kitchen being a great size offering an array of base and eye level units and work top surface. You will also find space and plumbing for a washing machine and a dryer with further space for a cooker and fridge freezer.

The first floor is arranged with an additional 3 double bedrooms offering plenty of space for sizeable furniture. The main bathroom is located within easy access to all three bedrooms and includes a shower, WC and wash hand basin. There is also a separate shower room encoorporating a double shower which was newly installed in 2022. There is also a low maintenance rear garden.



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