



# FRANCIS LOUIS

Residential



## Confidential Sale Bartholomew Street West, Exeter, EX4 3BN £450,000



**CONFIDENTIAL SALE** - This 5-bedroom House in Multiple Occupation (HMO) offers a prime investment opportunity in a sought-after location. Features include spacious bedrooms, a modern shared kitchen and a communal living/dining areas. With a net annual rental income of £35,000 and the potential to increase the rent, the property is positioned at a purchase price of £450,000,

- HMO
- Strong Rental Demand: Due to its location and the increasing demand for shared accommodations, the property offers a consistent rental income.
- Capital Appreciation: Potential for the property to appreciate in value over time, offering both rental yield and capital gains.
- HMO Advantages: Typically, HMOs can generate higher rental yields than traditional buy-to-let properties due to multiple tenants.



**CONFIDENTIAL SALE**