

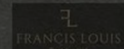
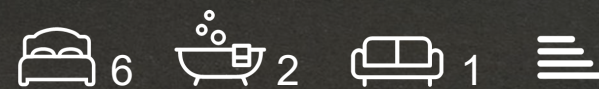


FRANCIS LOUIS  
Residential



Clifton Road, Exeter, EX1 2BR

Price Guide £550,000







# Clifton Road

Exeter, EX1 2BR

- Fully Let until August 2025
- Great location
- Two bathrooms
- 6 bedrooms
- Tenants pay the bills
- Investment

For sale is a lucrative investment opportunity: a spacious 6-bedroom HMO student house generating an annual income of £42,900. Fully occupied until August 2025, this property boasts a communal lounge, a well-equipped kitchen, two bathrooms, and a garden. Its prime central location further enhances its appeal.



### Current tenants

The Current tenants are paying £41,580 and they pay their bills. This contract runs until August 2024.

### New tenants

New tenants move into the property from September 2024 and they are paying £42,900. They also pay their own bills and this tenancy runs until August 2025.

### Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or







use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.







## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.