



FRANCIS LOUIS  
Residential



Old Tiverton Road, Exeter, EX4 6NG

£1,000,000





£1,000,000

# Old Tiverton Road

Exeter, EX4 6NG

- Net income £93,200.03
- Garage and parking
- Fully let
- Great location
- Potential to extend or develop a mews house at the rear (subject to planning)
- 11 flats
- Potential to increase rents

A fantastic investment property comprising 11 fully occupied flats, generating a net income of £93,200.03. Additionally, there exists promising development potential, allowing for the extension of the main building or construction of a mews house in the garden (subject to planning permission). Strategically located in a highly desirable central area, this property presents an excellent opportunity for investors.



## Flat 1

Current rent is £650 per month and the tenant pays all the bills except water. Yearly income of £7800

## Flat 2

Current rent is £750 per month and the tenant pays all the bills except water. Yearly income of £9000

## Flat 3

Current rent is £700 per month and the tenant pays all the bills except water. Yearly income of £8400

## Flat 4

Current rent is £700 per month and the tenant pays all the bills except water. Yearly income of £8400

## Flat 5

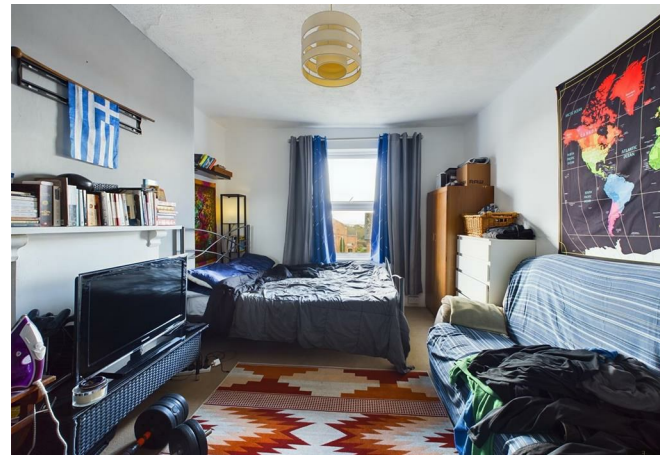
Current rent is £750 per month and the tenant pays all the bills except water. Yearly income of £9000

## Flat 6

Current rent is £800 per month and the tenant pays all the bills except water. Yearly income of £9600

## Flat 7

Current rent is £750 per month and the tenant pays all the bills except water. Yearly income of £9000





#### Flat 8

Current rent is £800 per month and the tenant pays all the bills except water and the council tax Yearly income of £9600

#### Flat 9

Current rent is £750 per month and the tenant pays all the bills except water. Yearly income of £9000

#### Flat 10

Current rent is £800 per month and the tenant pays all the bills except water and the council tax Yearly income of £9600

#### Flat 11

Current rent is £750 per month and the tenant pays all the bills except water. Yearly income of £9000

#### Total income and outgoings

The total gross income is £98,400. The total outgoings are

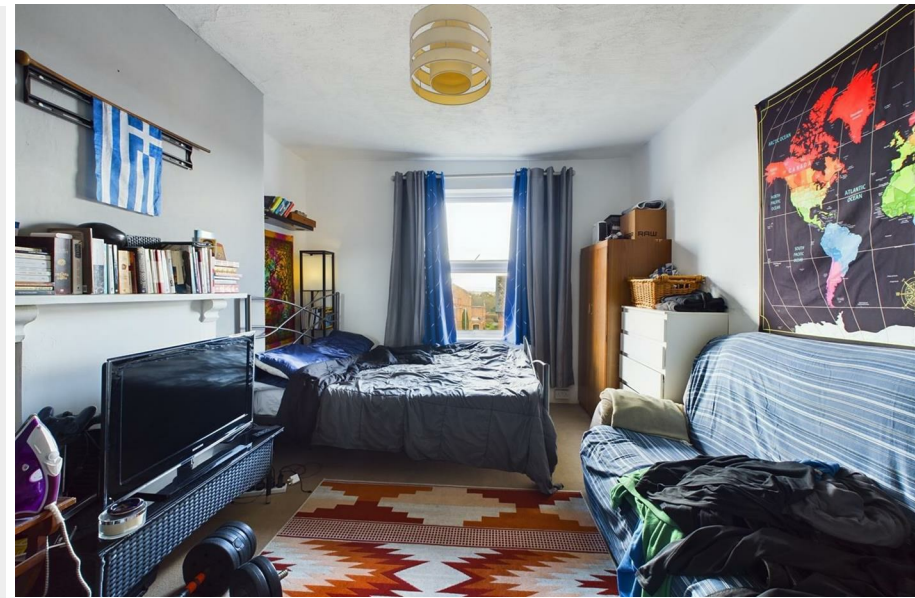
- £2,890.14 for the council tax
- £2,309.83 for the water for.

So the net income is £93,200.03

#### 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

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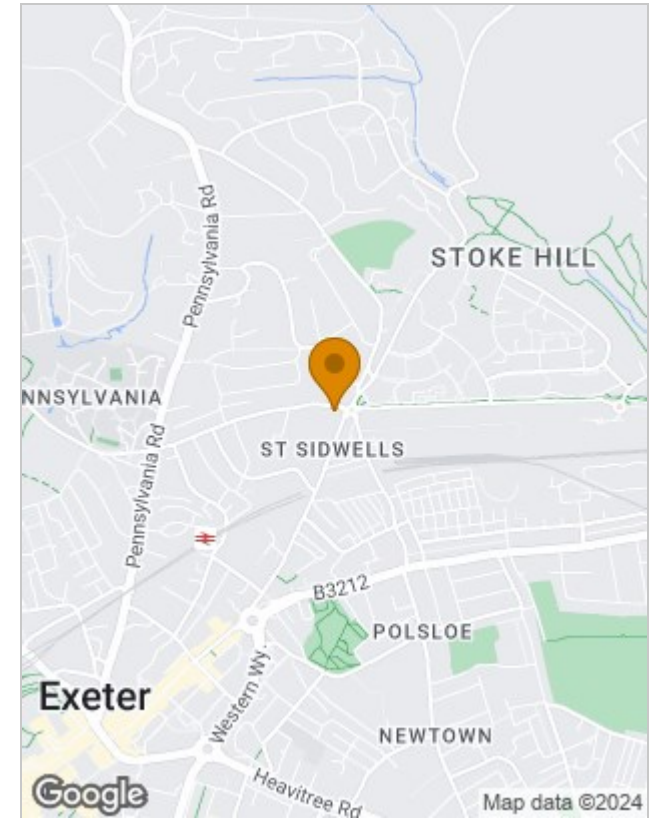




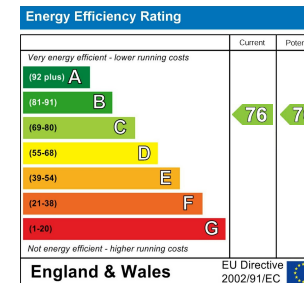
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.