

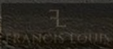
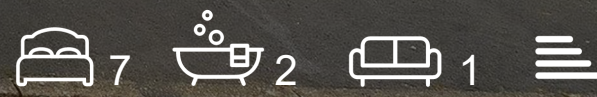


FRANCIS LOUIS
Residential



Brookfield Gardens, Exeter, EX2 8TG

Asking Price £425,000





LEAVE THIS IN THE SAME PLACE AS YOU FIND IT & TURN TO

No smoking

Washing Machine Instructions

Asking Price £425,000

Brookfield Gardens

Exeter, EX2 8TG

- HMO HOUSE
- 7 BEDROOMS
- GREAT LOCATION
- INVESTMENT
- GROSS INCOME OF £42,900

This 7-bedroom detached investment house, situated in the popular Alphington area of Exeter, offers excellent rental potential. The property includes an en-suite bedroom, a kitchen, a communal lounge, a conservatory, a bathroom, a separate WC, a garden, and a laundry room. Additionally, there is off-road parking available. Currently, the house is fully let as a 6-bedroom property, generating a gross annual income of £42,900, with the potential to increase this income by letting the 7th bedroom. For more information, please contact the team at Francis Louis.



AST'S

Income - Monthly
Room 1 - £600.00
Room 2 - £575.00
Room 3 - £700.00
Room 4 - £575.00
Room 6 - £550.00
Room 7 - £575.00

Total - £3575.00
All on rolling monthly AST

Expenditure

Expenditure - Monthly
Council Tax - £232.00
Electricity - £200.00
Gas - £350.00
Water - £ 90.00
T V Licence - £ 15.00
Broadband - £ 63.00

Total - £950.00

Information





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.

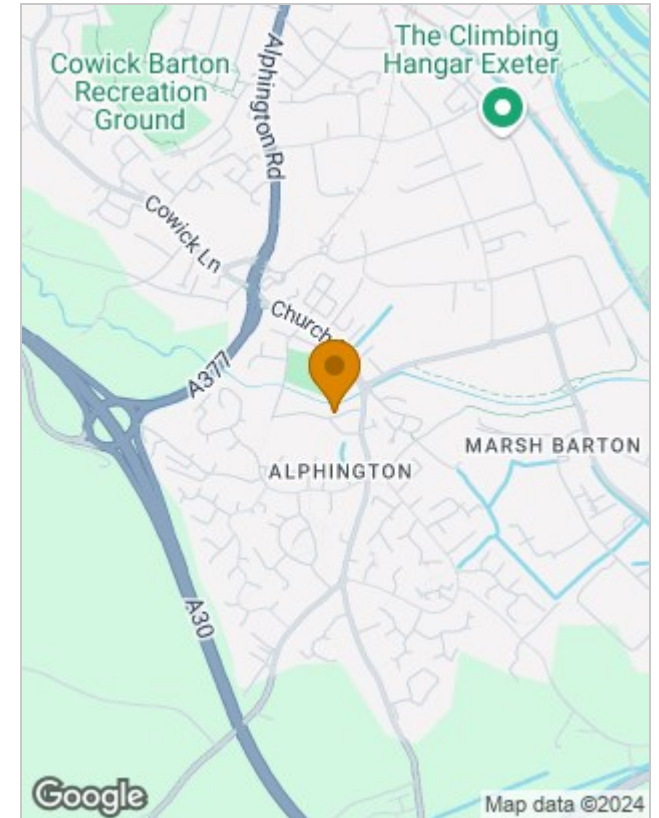




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.