



Pinhoe Road

| Exeter | EX4 7HU

Price Guide £600,000



FRANCIS LOUIS

Residential

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A fully let and successful HMO with seven double bedrooms five of which have en-suites. The property earns an income of £55,500 per annum with the landlord paying the bills of circa £11,388 per annum including council tax.

This property also have the potential of switching to a student HMO and therefore benefiting from the tenants paying the bills.

- Fully licensed 7 bedroom HMO
- 6 Bathrooms
- Income of £55,500 per year
- Fully let
- Off road parking

Current room rents

Room 1

This is an en-suite room currently getting £700 per calendar month.

Room 2

This is an en-suite room currently getting £700 per calendar month.

Room 3

This is an en-suite room currently getting £700 per calendar month.





Room 4

£575 per calendar month.

Room 5

£550 per calendar month.

Room 6

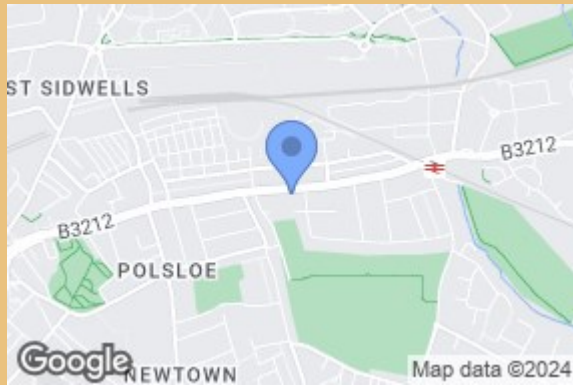
This is an en-suite room currently getting £700 per calendar month.

Room 7

This is an en-suite room currently getting £700 per calendar month.

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.



Ground Floor

Floor 1

Approximate total area⁽¹⁾
1612.54 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) 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	

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