



FRANCIS LOUIS  
Residential



Nthercott Place, Exeter, EX1 2TT

Guide Price £2,550,000





# Nethercott Place

Exeter, EX1 2TT

- Six - four bedroom terraced modern homes
- All are let out as a HMO
- Income per house is £33,360
- Total income £203,140 per year

A unique opportunity to purchase six modern 4 double bedroom HMO houses that all currently let out. The properties currently have a CURRENT income of £216,000 per year. There is also the possibility of a building plot on the land being sold with the Freehold for all 6 properties.



## Properties and Income

All the properties are fully let with income of

- 1 Nethercott Place - £33,360
- 2 Nethercott Place - £33,360
- 3 Nethercott Place - £33,360
- 4 Nethercott Place - £33,360
- 5 Nethercott Place - £33,360
- 6 Nethercott Place - £33,360

6 Car Parking spaces rent for £3600 per year.

## Bills

The landlord pays all bills, they currently are per property

- Water £800 per year
- Gas/electric £1260 per year
- Council Tax £1909 per year
- Broadband £360 per year

Total £4329 per property or £25,974 for all 6.





Freehold, Management Company and extra information  
The current owner owns the freehold to the entire development and the parking area, this is being sold with the properties. There is a management company set up which is also being sold.

We have also been informed there is potential to build another home at the end of the terrace (subject to planning)

#### Furniture

All Furniture will be sold with the property.

#### 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



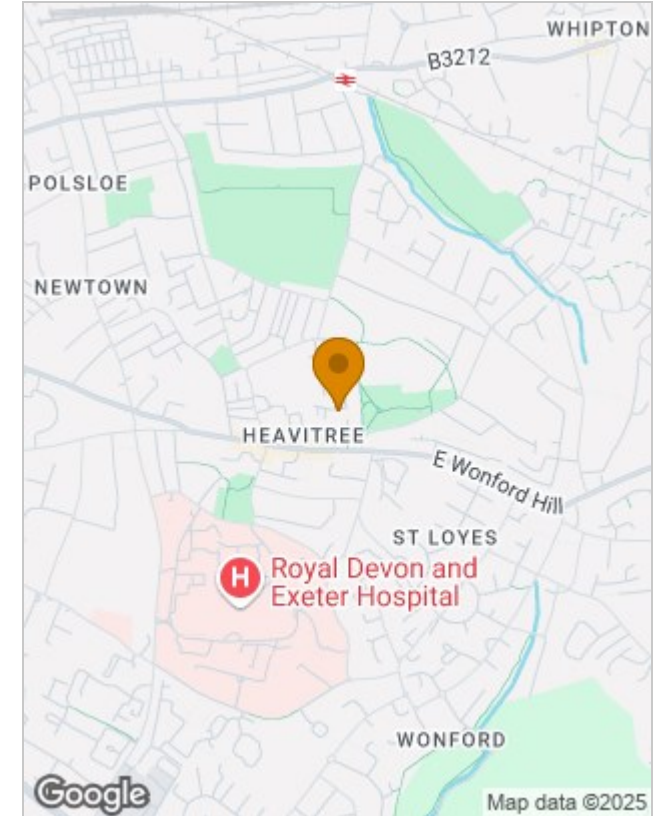
## Viewing

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.

Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG  
 Tel: 01392 243077 Email: [info@francislouis.co.uk](mailto:info@francislouis.co.uk) <https://www.francislouis.co.uk>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	