



Hillsborough Avenue | | Exeter | EX4 6BW

Price Guide £695,000

  
FRANCIS LOUIS  
Residential



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This spacious 6-bedroom student property offers an outstanding investment opportunity, generating a strong rental income of £54,000 per annum, with tenancy secured until August 2026. Situated in an excellent location close to the university, this house is highly sought after by students due to its proximity to campus, local amenities, and transport links.

What sets this property apart is the significant potential for further development. Plans have already been drawn up for the construction of an additional 5-bedroom HMO (House in Multiple Occupation) in the adjacent garden, subject to planning permission. This expansion could dramatically increase both the property's value and rental income, offering a rare chance to grow your investment.

This is an exceptional opportunity to acquire a high-yield property with immediate rental income and future growth potential already in motion.





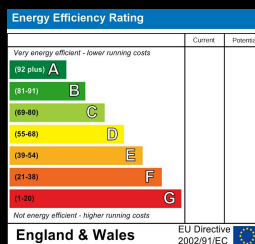
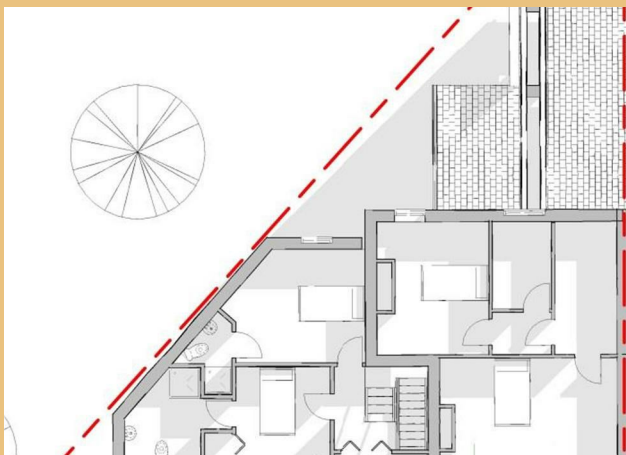
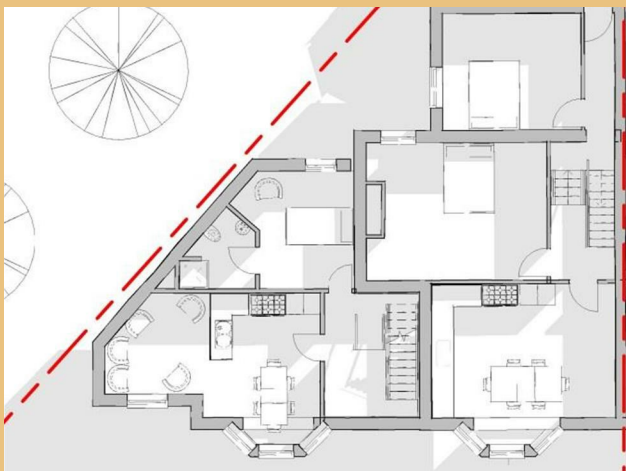


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