



Polsloe Road | | Exeter | EX1 2NF

£760,000



FRANCIS LOUIS

Residential

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Exeter | EX1 2NF
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This impressive investment property presents a remarkable opportunity for discerning buyers. This substantial house boasts nine well-proportioned bedrooms, making it an ideal choice for those seeking to cater to a larger tenant base or to accommodate a growing family.

The property features three bathrooms, ensuring ample facilities for residents, while the communal kitchen and lounge area provide a welcoming space for socialising and relaxation. Additionally, a dedicated laundry room adds to the convenience of daily living.

With a strong annual income of approximately £66,000, this property is not only a home but also a lucrative investment. It is currently pre-let until August 2026, offering peace of mind and immediate returns for the new owner.

Situated in a central location, residents will benefit from easy access to local amenities, transport links, and the vibrant culture that Exeter has to offer. This property is a rare find, combining spacious living with a solid investment potential, making it a must-see for anyone looking to enter the rental market or expand their property portfolio.



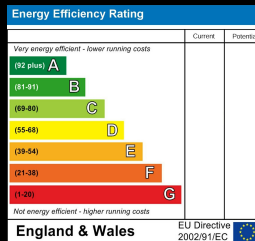
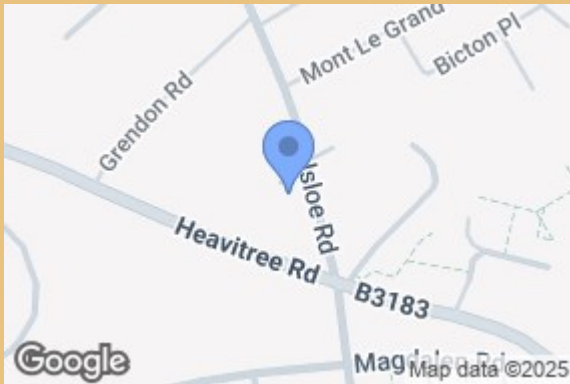


Tenancy Information

The property is let with a yearly income of £65,565 which includes the bills. The tenancy expires in August 2026.

Agents Notes

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