



43 Longbrook Street, Exeter, Devon, EX4 6AW

Mid-Terrace Three Story House

STUDENT INVESTMENT OPPORTUNITY - Set within prime location for student lets, you will find this 5-bedroom licensed HMO. The property has been owned by one owner since 1991 & let consistently.

The property briefly comprises 5 bedrooms, lounge, kitchen/diner, a downstairs WC, bathroom, rear courtyard & double glazing throughout.

- INVESTMENT OPPORTUNITY
- 5 BEDROOM LICENSED HMO
- LET 2024/2025 £3685 PCM
- LET 2025/2026 £4010 PMC
- PRIME LOCATION





43 LONGBROOK STREET, EXETER, EX4 6AW

SUMMARY Set within prime location for student lets, you will find this 5 bedroom licensed HMO. The property has been owned by one owner since 1991 & let consistently. The property briefly comprises 5 bedrooms, lounge, kitchen/diner, a downstairs WC, bathroom, rear courtyard & double glazing throughout.

This property is situated a stones throw away from the city centre and 10/15 min walk from main Campus. The property is well presented and benefits from an open plan lounge/Kitchen/diner all of which have been refurbished to a high standard. Each bedroom has a double bed and are of a good size. There is also a downstairs WC, gas central heating and double glazing as well as a large courtyard garden to store bins as well as bikes and to hang washing.

This property is fully managed by Star Students.

ENTRANCE HALL Radiator, understairs cupboard housing meters, door to bedroom 1, lounge and WC. Stairs to first and second floors including 4 further bedrooms and bathroom.

WC, wash hand basin. Small window to rear

LOUNGE 11' 5" x 10' 5" (3.5m x 3.2m) Radiator, window to rear, built in cupboard and open door to kitchen/dining room

KITCHEN/DINER 22' 7" x 6' 2" (6.9m x 1.9m) Door to enclosed courtyard garden. Window over looking the courtyard garden, fitted kitchen including oven, hob and extractor, space for 2x fridge freezers, dishwasher, washing machine and tumble drier. Sink unit, base and wall units. Combination boiler

BEDROOM ONE 11' 5" x 10' 5" (3.5m x 3.2m) Window overlooking the front, built in cupboard, radiator.

BEDROOM TWO 11' 9" x 10' 5" (3.6m x 3.2m) Window overlook rear, understairs cupboard, radiator.

BEDROOM THREE 15' 1" x 10' 9" (4.6m x 3.3m) Two windows overlooking the front, understairs cupboard, radiator.

BATHROOM 7' 2" x 5' 2" (2.2m x 1.6m) Window to rear, radiator, panelled bath with electric shower over, wash hand basin and WC.

BEDROOM FOUR Window over looking the rear, built in cupboard, radiator.

BEDROOM FIVE 15' 1" x 10' 9" (4.6m x 3.3m) Two windows overlooking front, built in cupboard, radiator
COURTYARD GARDEN Enclosed, low maintenance and laid to gravel.

Important Information

Tenure: Freehold

Local Authority: Exeter City Council

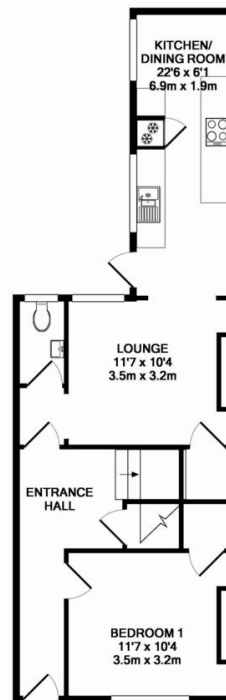
Price: £525,000

Star Investment Properties
6 Northernhay Place
Exeter
Devon
EX4 3QJ

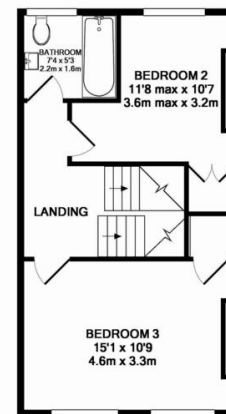
Website: www.starinvestmentproperties.com

Email: info@StarInvestmentProperties.com

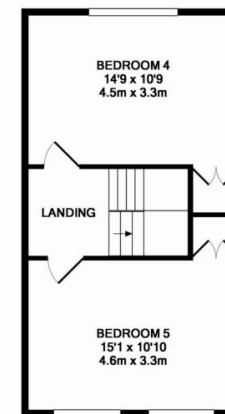
Telephone: 01392 492072



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Made with Metropix ©2018



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Star Investment Properties, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale. Star Investment Properties trading as Star Lettings & Property Management Ltd. Star Lettings & Property Management Ltd registered address is 6 Northernhay Place, Exeter, Devon EX4 3QJ. Registered in England No-5209236



star

INVESTMENT
PROPERTIES