



5, Pinhoe Road, Exeter

Exeter

In Excess of £575,000





## 5, Pinhoe Road

Exeter, Exeter

6-bed semi-detached house near St Luke's campus & Exeter city centre. Fully renovated, currently advertising a 7.4% gross yield.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Property has been renovated internally
- 6 double bedrooms with storage and desk facility.
- 13 minute walk to St Luke's campus
- 15 minute walk to Exeter city centre
- 2 bathrooms
- Separate lounge
- Currently being advertised for £150PPW for the academic year 2025/26
- City Centre location
- HMO investment opportunity





### **kitchen/diner**

Recently renovated kitchen diner, natural light flows into the room, includes 2 large free standing fridge freezers.

### **Lounge**

Spacious lounge, perfect for hosting.

### **W/C**

Renovated ground floor W/C, the room has natural ventilation.

### **Bedroom 1**

Spacious round double bedroom, with storage space along with an allocated work space. Natural light flows through the room

### **Bedroom 2**

Spacious double bedroom, recently renovated it has a study facility under a large window.

### **Bedroom 3**

Spacious first floor bedroom, storage and and work space, it has a stunning bay with external views.

### **Bedroom 4**

1st floor double bedroom, recently renovated.

### **Bedroom 5**

Top floor bedroom with elevated views of Exeter.

### **Bedroom 6**

Top floor double bedroom with storage, recently renovated, elevated views.

### **Bathroom 1**

First Floor bathroom, sink facility and shower.

### **Bathroom 2**

Spacious bathroom with natural light.







## REAR GARDEN

Low maintenance - rear courtyard.

## PERMIT







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