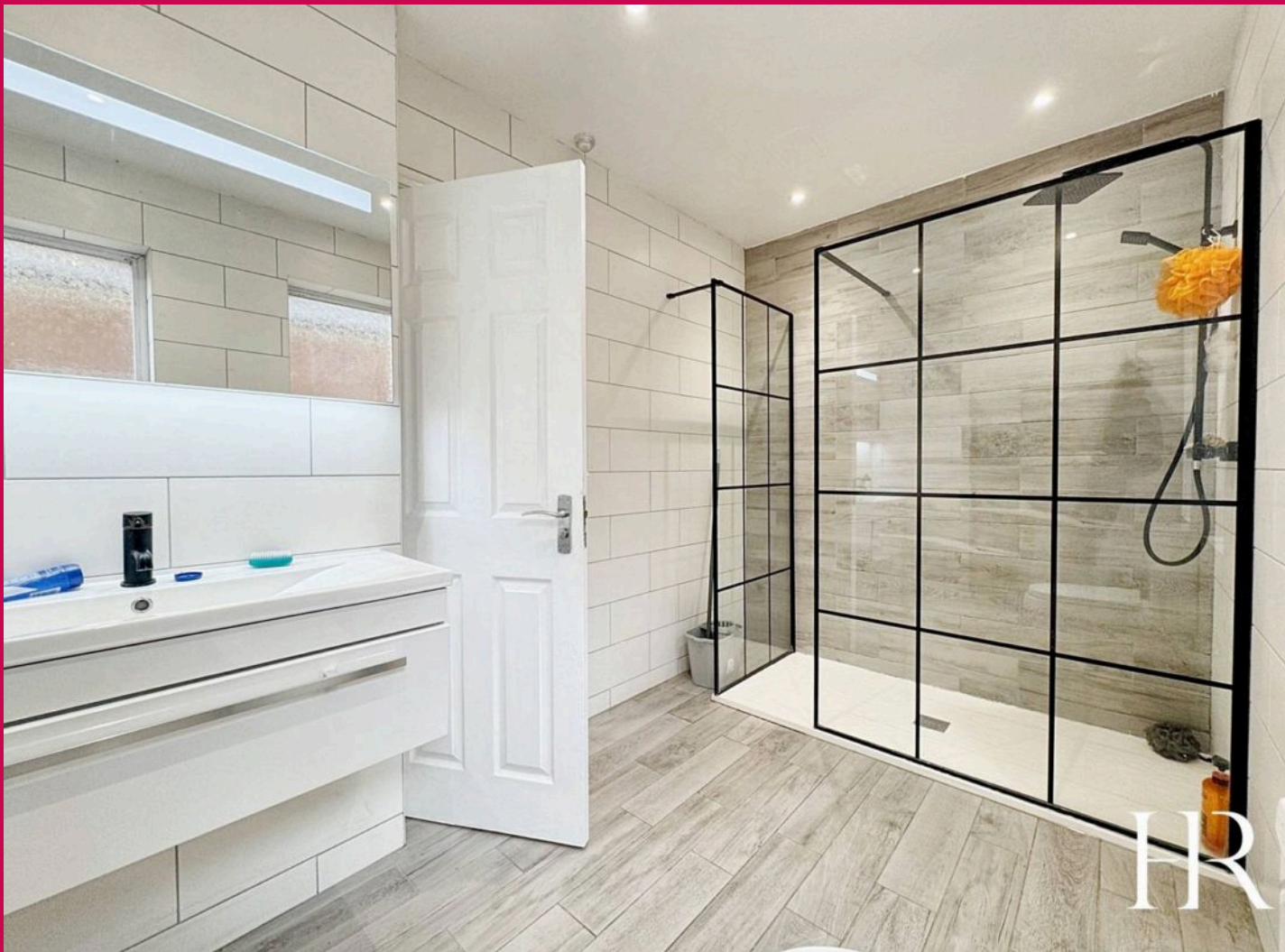




Beechcroft, Alphington Street  
Exeter

Guide Price of £560,000





## Beechcroft, Alphington Street

Exeter

- Exciting Investment Opportunity
- Fully Let as a professional house share
- 7 Double Bedrooms with generous communal space
- Convenient location close to City Centre
- Council Tax band: D
- Tenure: Freehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: D





# Beechcroft, Alphington Street

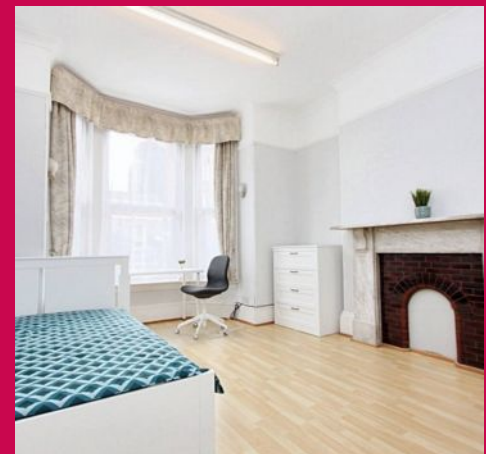
## Exeter

A high quality Victorian terraced townhouse with 7 double bedrooms - an exciting investment opportunity!

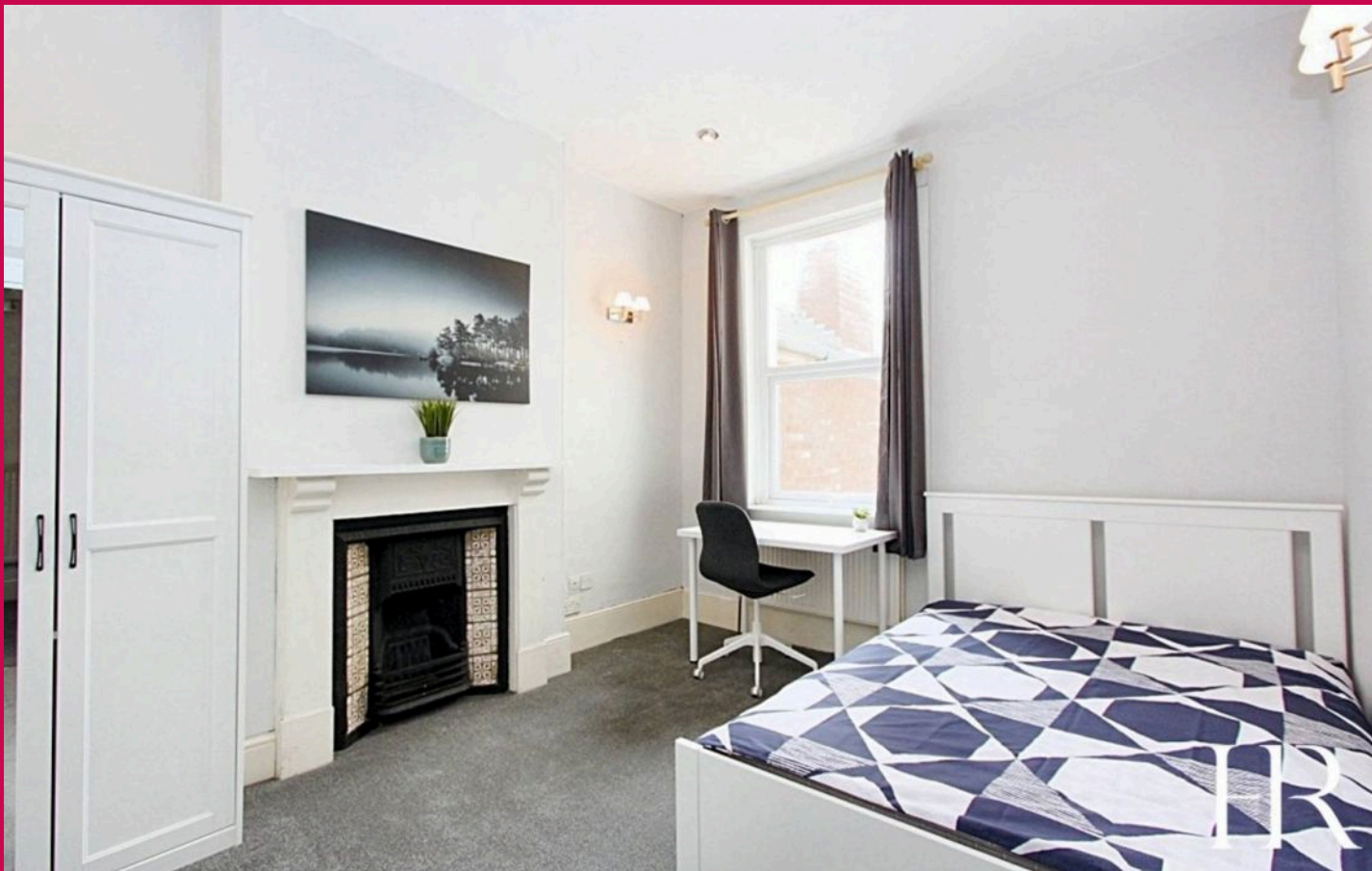
This spacious 7 bedroom property has been recently refurbished throughout to provide professionals with high quality accommodation. Currently Let as a professional house share, each room is rented on an individual basis with shared use of communal areas.

Each room comes with a full complement of high quality furniture; a double bed with built in storage, large wardrobe, chest of drawers, bedside table and desk with chair. The house has a large kitchen with allocated cupboard space for each tenant and a full range of appliances.

The kitchen has plenty of space for the number of occupants and there is a large dining area to create a nice social space. There is a living room with a flat screen TV and patio doors leading out to a large rear garden. On the upper floors there are two spacious shower rooms. High speed broadband is provided throughout the property and there is also a private drive/parking space at the front.







## Beechcroft Alphington Street

Exeter, Exeter

The property is located on Alphington Street, a short walk from the city centre and St Thomas - ideal for anyone working in the city or Marsh Barton. There are plenty of nearby bus routes, the St Thomas train station is only a few minutes away and there is easy access out of town to the M5/A30 junctions.

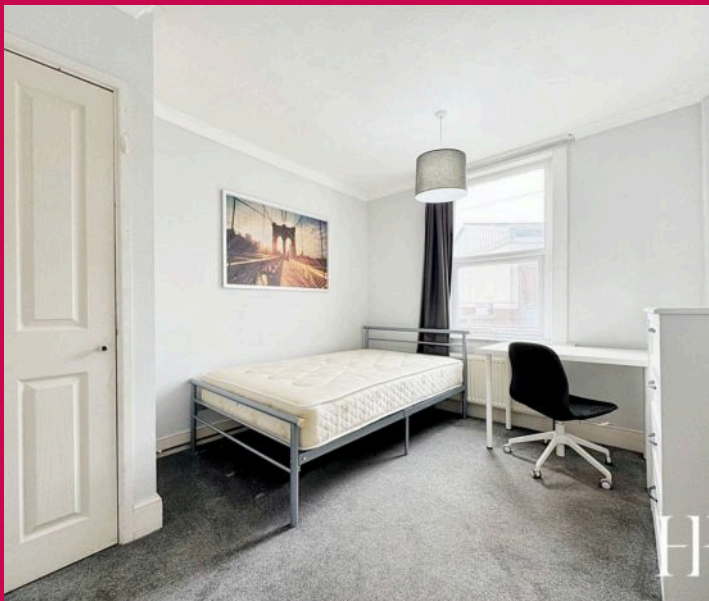
The house is fully let and demand for rooms is always high. The property is currently generating a gross annual income of £44040 which represents a return of approximately 7.85% however there is scope for this to be improved. A full breakdown of income and running costs can be provided upon request.

**A full breakdown of income and running costs can be provided upon request.**

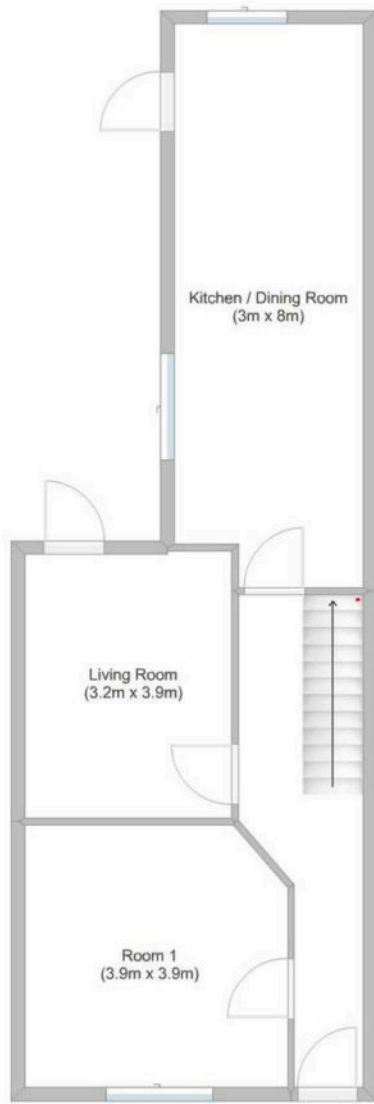
**Tenure: Freehold**

**EPC Rating: C**

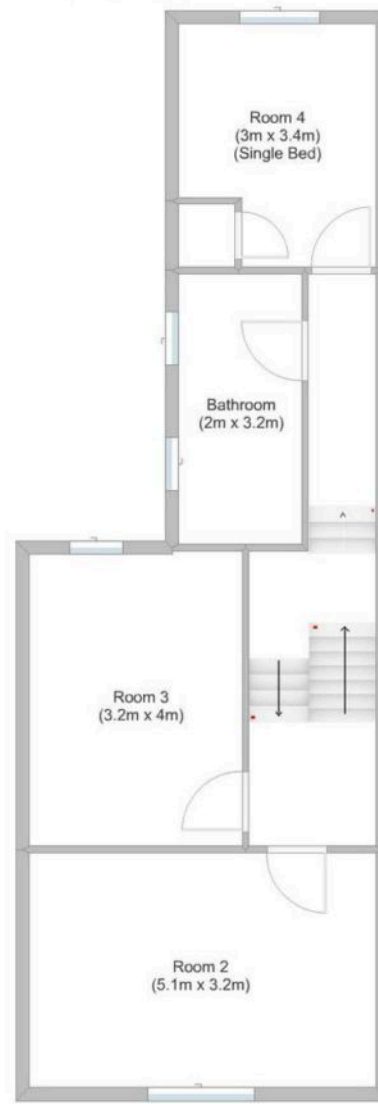
**Council Tax: Exeter City Council - Band D**



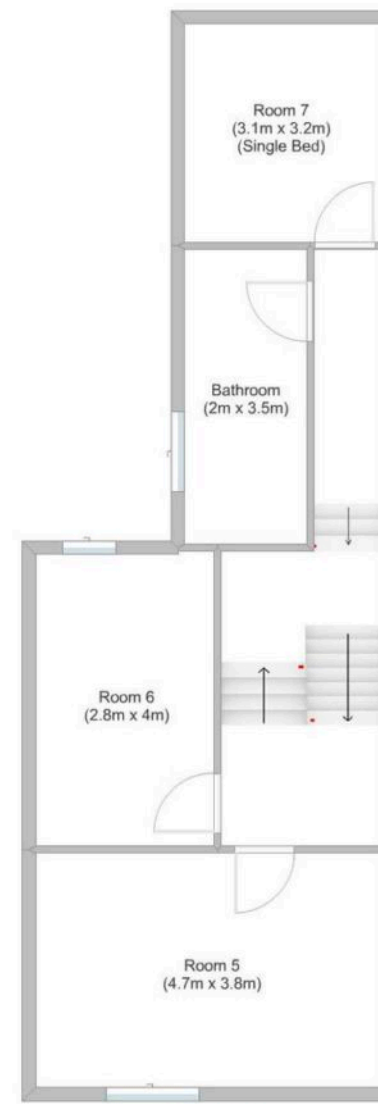
## Beechcroft, Alphington Street - Floorplan



Ground Floor



First Floor



Second Floor

This floorplan is not to scale and intended for illustration purposes only.

# Hellier Ridley

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