



50 Pennsylvania Road, Exeter

Guide Price **£599,950** | HMO Student Investment

HR HELLIER
RIDLEY

50 Pennsylvania Road

Exeter

HMO STUDENT INVESTMENT - An excellent opportunity to acquire an established and stable 6 bedroom HMO investment property generating a gross return of 7.6%, located in one of Exeter's most popular student areas.

This large and centrally located 6 bedroom student house is on Pennsylvania Road in close proximity the University Campus as well as the city centre, making it very popular with students each year.

It has 6 good size double bedrooms, a large living room, 2 main bathrooms as well as an ensuite bedroom, to the rear is a courtyard garden. The ground floor kitchen, utility and bathroom have been newly refurbished in 2024.

The property is let for the current (25/26) and next (26/27) academic years at £160pwpp/£4,170pcm generating a gross annual income of £45,870, bills are not included within the rent. There is certainly scope for this income to be improved upon in the future.

On the ground floor:

- 2 double bedrooms, one of which is large
- Modern kitchen and utility room which was new in 2024
- Modern shower room with WC, also new in 2024





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On the first floor:

- A good sized double bedroom
- At the front of the house is a large living room with plenty of seating and a dining table
- Main bathroom with a shower over the bath
- Storage cupboard

On the second floor:

- A further 2 double bedrooms, the front one is large

On the top floor

- A large double bedroom with an ensuite
- Outside

- To the front is a small garden for bin storage, an ornate pathway and planted beds
- To the rear is a walled garden with patio area and raised beds





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- Unbeatable location
- 6 large double bedrooms
- 3 bathrooms
- Monden kitchen

Tenure: Freehold

Property Status: Grade II listed.

For further tenancy/income details please get in touch with us.

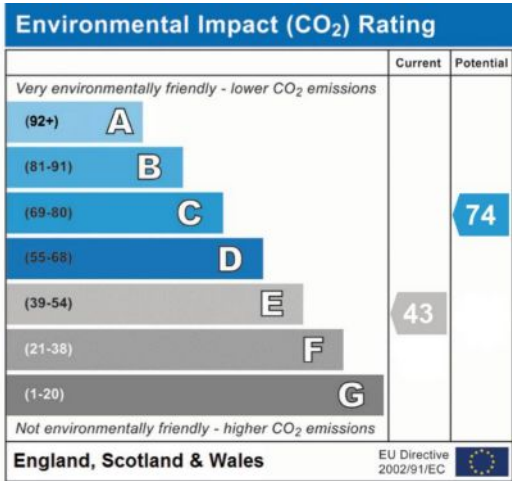
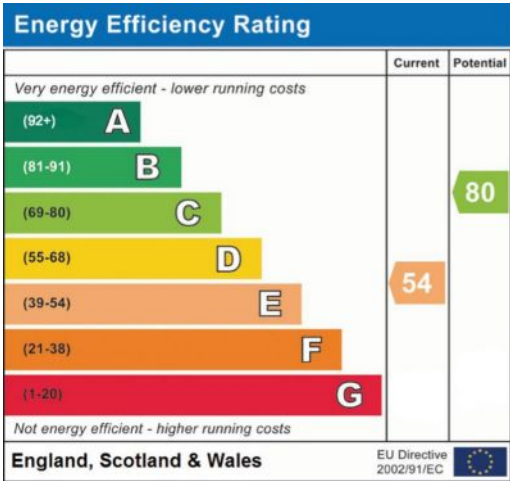
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Approx Gross Internal Area
179 sq m / 1932 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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