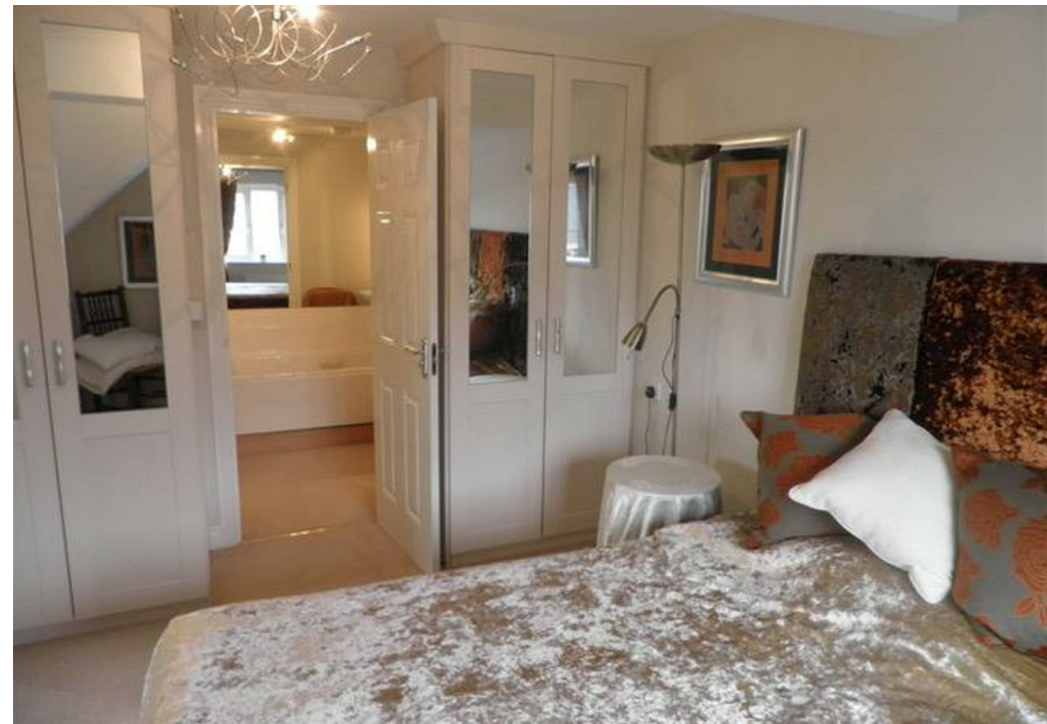
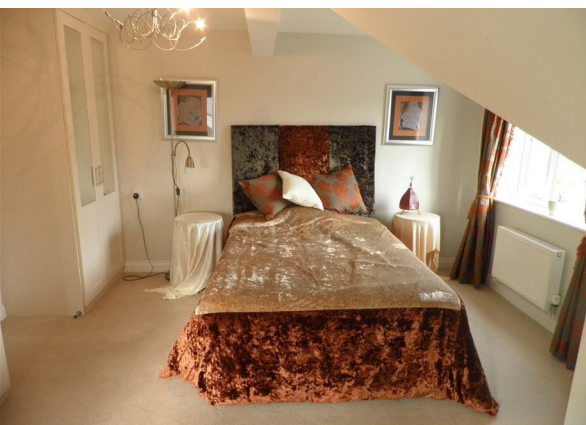
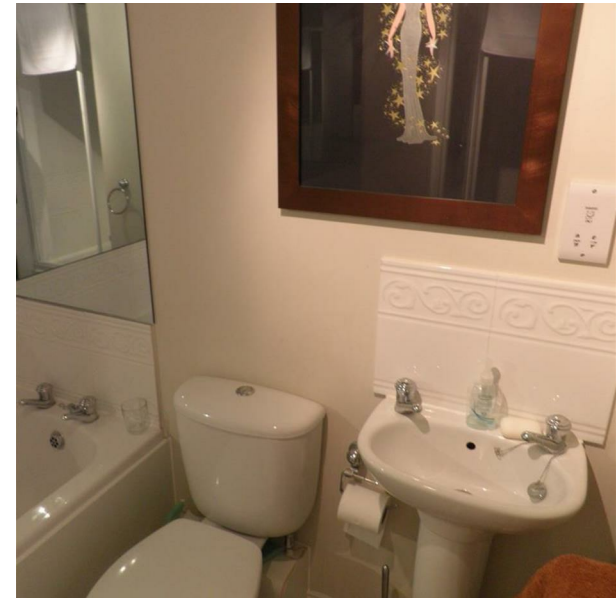


Seabrook Mews, Exeter
£350,000



Seabrook Mews, Exeter

£350,000

Council Tax Band: C

Search homes presents this 6 bedroom end of terrace house in Exeter, perfectly located on the outskirts of Topsham. This property is currently rented out as a 5 bedroom HMO. It was built in 2005 and was the ex show home. The house features five well-proportioned bedrooms and offers a generous living space of 1,517 square feet, making it an ideal choice for investors. This property currently generates an annual rental income of approximately £38,000 as a HMO managed through a local agency. There is significant potential to increase this income further through modest rent adjustments, making it an excellent investment opportunity. However the property also presents an excellent opportunity to be transformed into a spacious and comfortable family home, offering flexibility for both investors and those looking to settle into a permanent residence.

The property benefits from a garage conversion which was made into a highly spacious ground floor room.

Excellent transport links; M5, A38, city centre

please note images were taken 2024 prior to tenants moving in

Kitchen/Breakfast room

Accessed via the main hallway, the ground floor features a kitchen/dining area. This well-lit and functional space offers an ideal setting for both daily living and entertaining, with direct access to the rear garden, enhancing the sense of openness and connection to the outdoors. Opposite the kitchen/dining area, the hallway also benefits from a generously sized storage cupboard, providing practical space for household items and everyday essentials

Bedroom 5

Upon entering the property, a spacious bedroom is located immediately to the right. Formerly a garage, this room has been professionally converted to meet HMO standards. Due to the generous space it offers, the current tenant has also incorporated a private lounge area, creating a comfortable and versatile living environment

Bedroom 1

Located on the first floor, the largest bedroom in the property offers an impressive amount of space, making it a standout feature of this HMO. The room is currently occupied by a tenant who has taken full advantage of its generous proportions by creating a private lounge area within the space. This versatile layout enhances both comfort and privacy. Additionally, the room benefits from convenient access to the shared bathroom, located just at the end of the hallway

Bedroom 2

Positioned immediately at the top of the stairs on the first floor, this well-proportioned bedroom offers a comfortable and practical living space for tenants. The room enjoys pleasant views over the rear garden and benefits from close proximity to the shared bathroom on the same floor, providing added convenience and ease of access.

Bathroom

Located on the first floor, the property features a spacious and well-appointed bathroom, complete with a combined bath and shower for versatile use. The room benefits from natural light, creating a bright and airy atmosphere, while a generously sized mirror enhances functionality—ideal for multiple tenants preparing for the day. Designed with comfort and practicality in mind, this bathroom is perfectly suited to shared living

Bedroom 3

Situated on the second floor, Bedroom 3 is the second largest room in the property and offers an excellent combination of space and character. The room features a generously sized en-suite bathroom for added privacy and convenience, along with a charming original fireplace that adds a touch of character. Thanks to its spacious layout, the current tenant has also created a private lounge area, making it a comfortable and self-contained living space within the HMO

Bedroom 4

Also located on the second floor, Bedroom 4 is a lovely sized room that enjoys attractive views over the rear garden. Adjacent to this bedroom is an additional room currently utilized as a storage room offering added flexibility for the tenant's use.

Lounge

Currently used for additional storage, this versatile room—labelled as the lounge on the floor plan—offers excellent potential to be transformed into a bright and comfortable office space. With a little personalisation, it could serve as a quiet work-from-home area or a cosy retreat, adding further functionality to the property

Garden

Step outside from the kitchen lounge area into a spacious garden, perfect for relaxation and outdoor activities. Access is easy, whether through the lounge or the side passage equipped with bike holders to keep your bikes tidy. This lovely garden offers a serene outdoor space for entertaining, gardening, or simply enjoying nature.





Entrance
Ensuite



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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