



Connells

Halls Yard Village Way
Aylesbeare Exeter

Halls Yard Village Way Aylesbeare Exeter EX5 2FD



Property Description

Fantastic investor opportunity to purchase 3 properties together which bring in a combined annual income of £33,300, the current landlord also increases this yearly. The properties are set in a beautiful village location that offers a taste of rural Devon life with plenty of natural beauty, history and culture. The homes are also ideal for commuters looking for easy access out of Exeter and into the City. The properties also have their own garden spaces and parking. NO CHAIN.



Entrance Hall

Space for fridge freezer, plumbing for washing machine, boiler, tiled floor.

Living Room/ Diner

16' 1" x 21' 8" (4.90m x 6.60m)

Two double glazed side aspect windows, log burner, tiled floor.

Kitchen

10' 5" x 7' 7" (3.17m x 2.31m)

Double glazed front aspect windows, wall and base units, work surfaces, stainless steel sink unit, electric oven, gas hob with extractor over, wall mounted radiator.

Landing

Stained glass window to side, wall mounted radiator, stairs to further storage area.

Bedroom 1

13' x 10' 8" (3.96m x 3.25m)

Double glazed side aspect window, storage cupboards.

Bedroom 2

8' 1" x 7' 2" (2.46m x 2.18m)

Double glazed front aspect window, loft access.

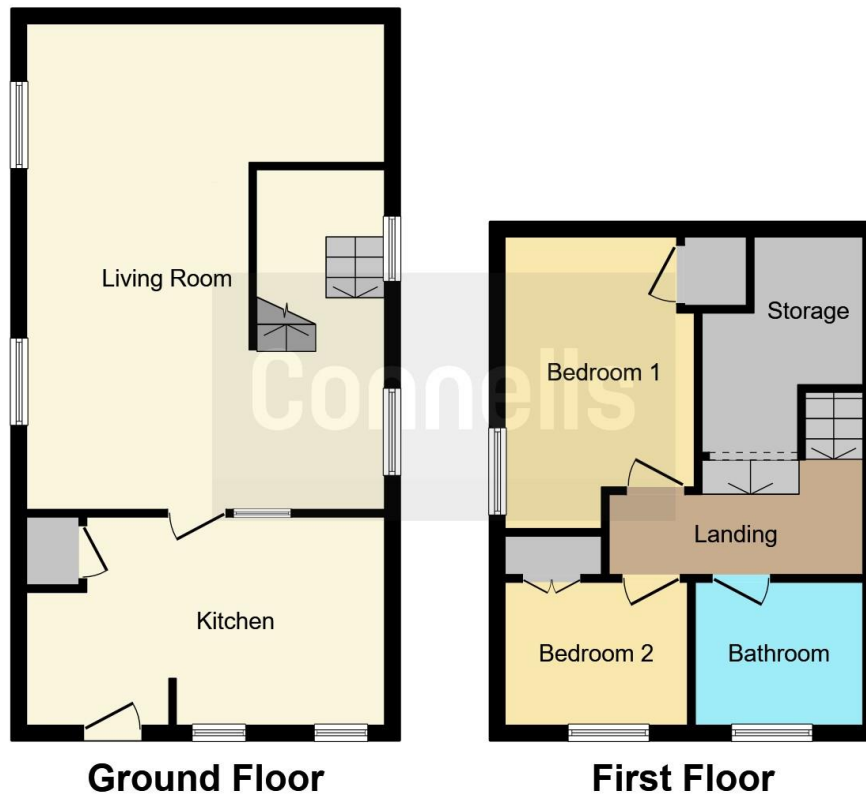
Bathroom

Double glazed obscured front aspect window, bath with electric shower over, low level toilet, wash hand basin, tiling, tiled floor.

Rear Garden

Patio, gravelled area, shed.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/EXR316598



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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