



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

Double glazed obscured door to front.

Living Room

13' 4" x 15' 1" (4.06m x 4.60m)

Double glazed obscured side aspect window, double glazed door to rear, laminate flooring, tiled flooring, log burner, wall mounted radiator.

Kitchen

16' 1" x 9' 9" (4.90m x 2.97m)

Double glazed obscured sealed unit to side, wall and base units, work surfaces, plumbing for washing machine, stainless steel sink unit, electric oven gas hob with extractor over, boiler, tiling, space for fridge freezer, plumbing for dish washer, spotlights, wall mounted radiator.

Landing

Airing cupboard, wall mounted radiator.

Bedroom 1

17' 1" x 10' 1" (5.21m x 3.07m)

Double glazed skylight window to rear, double glazed rear aspect window, built-in cupboards, wall mounted radiator,

Bedroom 2

11' 1" x 7' 10" (3.38m x 2.39m)

Double glazed skylight window to rear, storage, wall mounted radiator.

Bathroom

Bath with electric shower, low level toilet, wash hand basin, tiling, wall mounted radiator.

Rear Garden

Patio area, shed, all enclosed by fencing.

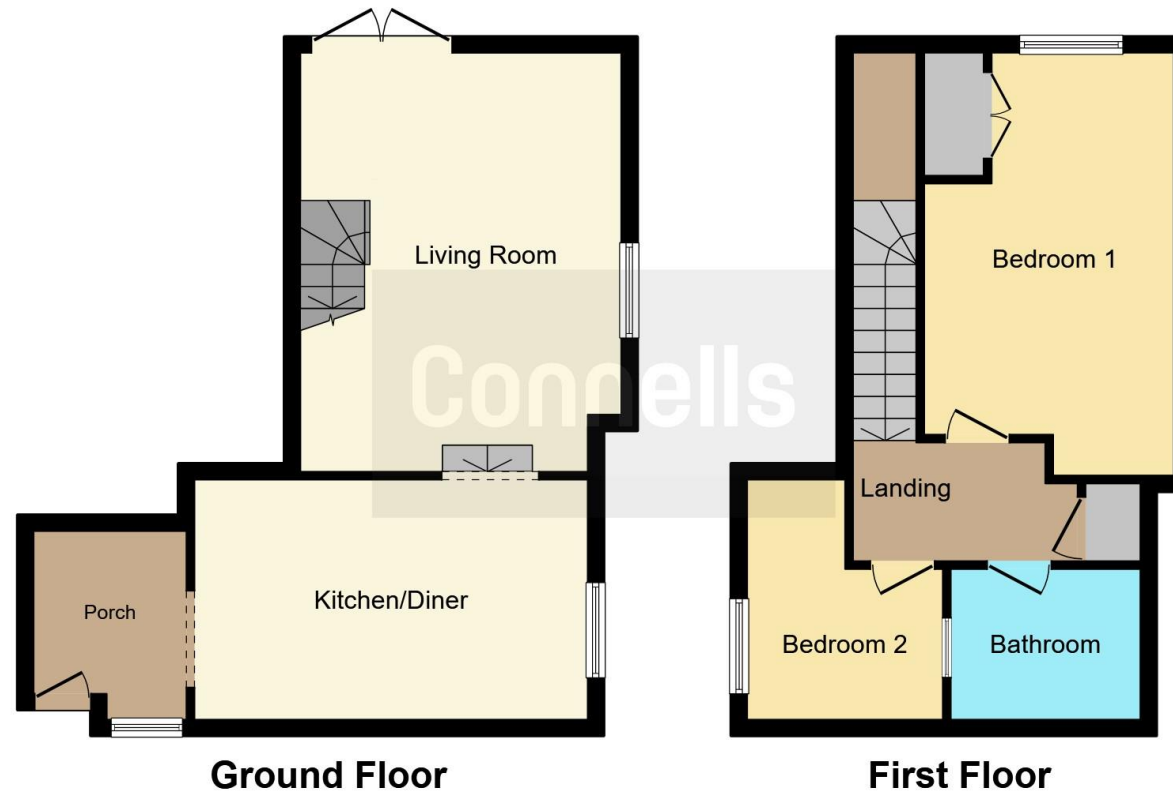
Agents Note

There is an easement on the title, please enquire with the branch.









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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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR316599



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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Property Ref: EXR316599 - 0002