

15-16 Richmond Road, Exeter, EX4 4JA



A listed former guest house with accommodation spread over four floors offered for sale in excellent condition. Situated in a popular city centre location close to the heart of the city and conveniently between St Davids and Central train station. The house has a C1 licence for the 22 bedrooms Planning permission for change of use has been granted ready for development. Excellent possibility for conversion into student accommodation, subject to obtaining the necessary change of use permissions. The property is an ideal investment opportunity with flexible well-maintained accommodation and a stunning courtyard garden to the rear. Most bedrooms have en-suite shower rooms and there is a communal living space on the ground floor. The house is now empty and has 2G fibre, Water and Fire Risk Assessments done externally yearly and EOV installed.

Offers in the Region of £1,325,000 Freehold DCX02663

15-16 Richmond Road, Exeter, EX4 4JA

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.



FLOORPLAN



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cookbooks are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

