



Polsloe Road | | Exeter | EX1 2NF

£760,000



FRANCIS LOUIS

Residential



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This impressive investment property presents a remarkable opportunity for discerning buyers. This substantial house boasts nine well-proportioned bedrooms, making it an ideal choice for those seeking to cater to a larger tenant base or to accommodate a growing family.

The property features three bathrooms, ensuring ample facilities for residents, while the communal kitchen and lounge area provide a welcoming space for socialising and relaxation. Additionally, a dedicated laundry room adds to the convenience of daily living.

With a strong annual income of approximately £66,000, this property is not only a home but also a lucrative investment. It is currently pre-let until August 2026, offering peace of mind and immediate returns for the new owner.

Situated in a central location, residents will benefit from easy access to local amenities, transport links, and the vibrant culture that Exeter has to offer. This property is a rare find, combining spacious living with a solid investment potential, making it a must-see for anyone looking to enter the rental market or expand their property portfolio.





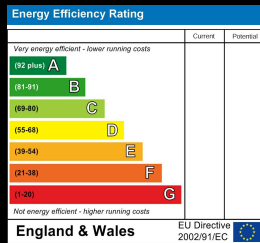


### Tenancy Information

The property is let with a yearly income of £65,565 which includes the bills. The tenancy expires in August 2026.

### Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.



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