



FRANCIS LOUIS

Residential



Longbrook Street, Exeter, EX4 6AU

Price Guide £700,000





Longbrook Street

Exeter, EX4 6AU

- Great Investment
- Lounge
- New Furniture
- Turnkey
- New kitchen/dining room
- Two shower rooms
- 2 W/C

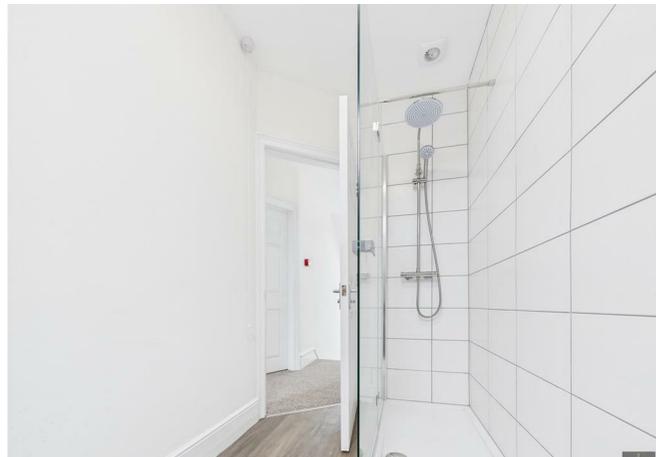
Delivering a net annual income of £64,750, this brand-newly converted seven-bedroom HMO offers an exceptional, ready-made investment opportunity in the heart of Exeter.

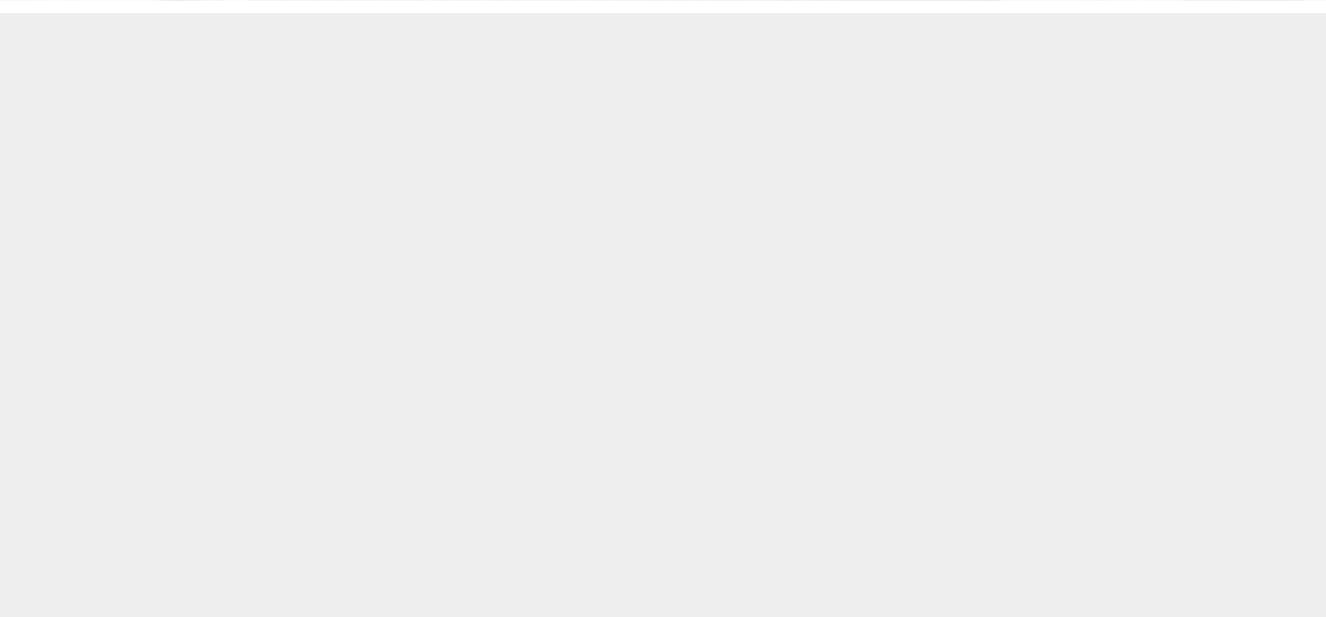
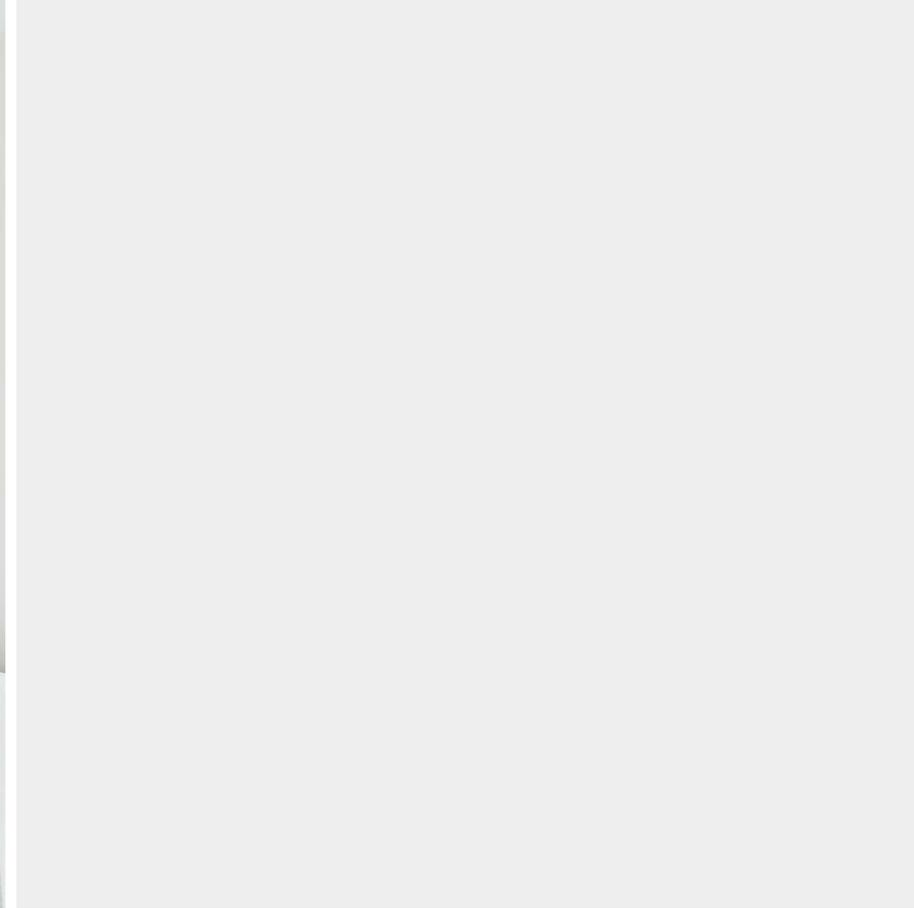
Located on Longbrook Street, just a short walk from the University and city centre, the property has been comprehensively refurbished to a high specification and is fully compliant with all current HMO standards.

The accommodation includes seven spacious double bedrooms, two modern bathrooms plus two additional WCs, and a large open-plan kitchen, dining and living area, designed specifically for the student market with stylish, durable fittings.

Further benefits include a rear garden, brand-new furnishings and appliances, and an unrivalled central location with easy access to shops, restaurants, transport links and the University campus.

This is a turn-key, high-yielding investment in one of Exeter's strongest student-letting areas, providing a brand-new conversion with a proven net income stream.







Floor Plans



Location Map



Energy Performance Graph

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		

Viewing

Please contact our Francis Louis Student Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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