



**Polsloe Road, Mount Pleasant, Exeter, Devon, EX1 2NF**



**A high specification Nine Bedroom Student Investment HMO with three shower rooms and a large kitchen/communal room earning income.**

**Great opportunity to invest within the Exeter Student market with this exceptional presented NINE bedroom STUDENT INVESTMENT HMO. Providing generous sized accommodation and set within close proximity of Exeter's main Streatham Campus & the City Centre. Currently earning an income in excess of £58,000 on a 48 week contract.**

- Student Investment HMO
- Nine Bedrooms
- Let Achieving Income
- Spacious Kitchen / Communal Room
- Large & Generous Rooms
- Tried & Tested for Well Over a Decade
- High Standard Specification
- Retirement Sale





## 75 POLSLOE ROAD, EXETER, DEVON, EX1 2NF

**SITUATION** The property lies within a student accommodation area and is situated within the vicinity of the University of Exeter's main Streatham Campus, the City of Exeter's High Street & Cathedral all being approximately within 2 miles. The St Luke's University Campus is approximately 0.3 miles away.

**DIRECTIONS** For further information please contact Brett Hampton who has a wealth of experience within the Property Investment Market and the High End Residential market respectively..

**AGENTS NOTES** A great opportunity to invest within a tried and tested student house having been a house for students for well over a decade, this property is in a great location in close proximity to the University of Exeter's Streatham Campus, St Luke's Campus and the City Centre. Well maintained over the years and continually offered to students at a high standard.

Excellent opportunity to invest within the Exeter Student market with purchasing this tried & tested student property currently earning in excess of £58,000 on a 48 week contract. The property has been kept in excellent order throughout since its conversion over a decade ago.

### Important Information

**Tenure:** Freehold

**Local Authority:** Exeter City Council

**Council Tax:** E

**Estimated Rental & Yield:** £58,318 - 6.5%

**Price:** £885,000

**Type of Property:** End of Terrace

**EPC Rating:** Energy Efficiency Rating C.

**Star Investment Properties**

6 Northernhay Place

Exeter

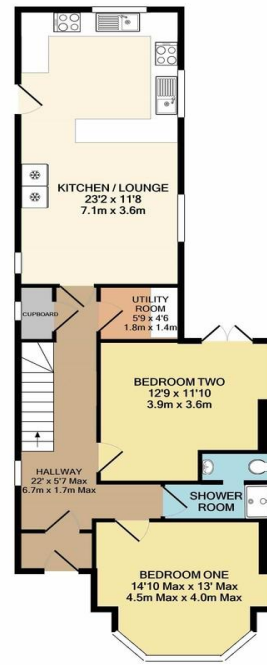
Devon

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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77   c	77   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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