



14 Archibald Road, Exeter, EX1 1SA

STUDENT HMO INVESTMENT PROPERTY

£545,000

SIX BEDROOM Licenced HMO in Prime Location. Currently occupied and pre-let for 2025-2026 academic year producing an annual income of £43,200.

- INVESTMENT OPPORTUNITY
- SIX BEDROOM LICENSED STUDENT HMO
- FULLY LET FOR 2024/2025
£38,610
- PRE-LET FOR 2025/26
£43,200
- PRIME LOCATION
- EXCELLENT CONDITION
THROUGHOUT





14 ARCHIBALD ROAD, EXETER, EX1 1SA

Set within this most popular area is this refurbished Six Bedroom Licenced Student HMO producing a good yield and income. Positioned a short distance from the main University of Exeter Streatham Campus, St Luke's Campus and the City Centre. Extremely popular with students making this an ideal investment and student property.

This property briefly comprises an entrance hall, lounge/diner, kitchen, and 6 Double Bedrooms, 2 Shower rooms, and WC. With Gas Central Heating & White UPVC Double Glazing. To the rear is a spacious low maintenance garden providing outside space with rear gated access.

LOUNGE/DINER 16' 2" x 14' 10" (4.93m x 4.53m) White UPVC Double Glazing, original fireplace and radiator. Cupboard with Gas Combi Boiler in.

KITCHEN 10' 4" x 11' 10" (3.16m x 3.61m) Original fireplace, range of modern wall and base units, with freestanding appliances, White UPVC Double Glazing with Radiator.

WC 4' 9" x 2' 3" (1.45m x 0.69m) UPVC White Double Glazing with white Sanitaryware.

SHOWER ROOM 6' 3" x 4' 5" (1.93m x 1.36m) with white Sanitaryware.

BEDROOM FIVE 10' 5" x 11' 8" (3.19m x 3.57m) White UPVC Double Glazing, original fireplace and radiator.

BEDROOM SIX 14' 10" x 21' 9" (4.53m x 6.65m) White UPVC Double Glazing, with radiator. Large space with separate seating area/study area.

BEDROOM TWO 12' 8" x 14' 6" (3.88m x 4.43m) White UPVC Double Glazing, with radiator.

BEDROOM THREE 10' 4" x 11' 10" (3.16m x 3.61m) White UPVC Double Glazing, with radiator.

SHOWER ROOM 4' 9" x 5' 6" (1.45m x 1.69m) with white Sanitaryware.

BEDROOM FOUR 10' 5" x 13' 7" (3.19m x 4.16m) White UPVC Double Glazing, with radiator.

BEDROOM ONE 9' 6" x 18' 7" (2.91m x 5.67m) White UPVC Double Glazing, with radiator and door out to the Garden.

GARDEN Low maintenance Rear Garden with Gate Access.

Important Information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: D

Price: £545,000

Type of Property: Mid Terrace

EPC Rating: Energy Efficiency Rating E.

Star Investment Properties

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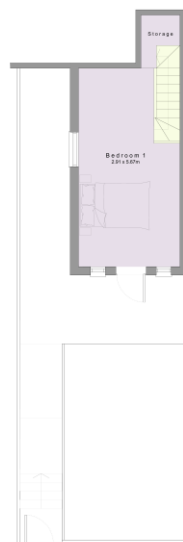
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		





LOWER GROUND FLOOR
Room sizes are approximate and for illustrative purposes only



GROUND FLOOR
Room sizes are approximate and for illustrative purposes only



FIRST FLOOR
Room sizes are approximate and for illustrative purposes only



SECOND FLOOR
Room sizes are approximate and for illustrative purposes only

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