



**43 Longbrook Street, Exeter, Devon, EX4 6AW**



## Mid-Terrace Three Story House

**STUDENT INVESTMENT OPPORTUNITY - Set within prime location for student lets, you will find this 5-bedroom licensed HMO. The property has been owned by one owner since 1991 & let consistently.**

**The property briefly comprises 5 bedrooms, lounge, kitchen/diner, a downstairs WC, bathroom, rear courtyard & double glazing throughout.**

- INVESTMENT OPPORTUNITY
- 5 BEDROOM LICENSED HMO
- LET 2024/2025 £3685 PCM
- LET 2025/2026 £4010 PMC
- PRIME LOCATION





## 43 LONGBROOK STREET, EXETER, EX4 6AW

**SUMMARY** Set within prime location for student lets, you will find this 5 bedroom licensed HMO. The property has been owned by one owner since 1991 & let consistently. The property briefly comprises 5 bedrooms, lounge, kitchen/diner, a downstairs WC, bathroom, rear courtyard & double glazing throughout.

This property is situated a stones throw away from the city centre and 10/15 min walk from main Campus. The property is well presented and benefits from an open plan lounge/Kitchen/diner all of which have been refurbished to a high standard. Each bedroom has a double bed and are of a good size. There is also a downstairs WC, gas central heating and double glazing as well as a large courtyard garden to store bins as well as bikes and to hang washing.

This property is fully managed by Star Students.

**ENTRANCE HALL** Radiator, understairs cupboard housing meters, door to bedroom 1, lounge and WC. Stairs to first and second floors including 4 further bedrooms and bathroom.

**WC**, wash hand basin. Small window to rear

**LOUNGE** 11' 5" x 10' 5" (3.5m x 3.2m) Radiator, window to rear, built in cupboard and open door to kitchen/dining room

**KITCHEN/DINER** 22' 7" x 6' 2" (6.9m x 1.9m) Door to enclosed courtyard garden. Window over looking the courtyard garden, fitted kitchen including oven, hob and extractor, space for 2x fridge freezers, dishwasher, washing machine and tumble drier. Sink unit, base and wall units. Combination boiler

**BEDROOM ONE** 11' 5" x 10' 5" (3.5m x 3.2m) Window overlooking the front, built in cupboard, radiator.

**BEDROOM TWO** 11' 9" x 10' 5" (3.6m x 3.2m) Window overlook rear, understairs cupboard, radiator.

**BEDROOM THREE** 15' 1" x 10' 9" (4.6m x 3.3m) Two windows overlooking the front, understairs cupboard, radiator.

**BATHROOM** 7' 2" x 5' 2" (2.2m x 1.6m) Window to rear, radiator, panelled bath with electric shower over, wash hand basin and WC.

**BEDROOM FOUR** Window over looking the rear, built in cupboard, radiator.

**BEDROOM FIVE** 15' 1" x 10' 9" (4.6m x 3.3m) Two windows overlooking front, built in cupboard, radiator

**COURTYARD GARDEN** Enclosed, low maintenance and laid to gravel.

### Important Information

**Tenure:** Freehold

**Local Authority:** Exeter City Council

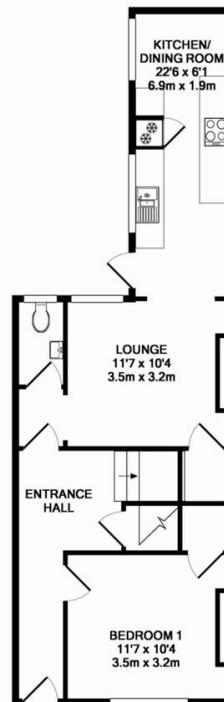
**Price:** £525,000

**Star Investment Properties**  
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EX4 3QJ

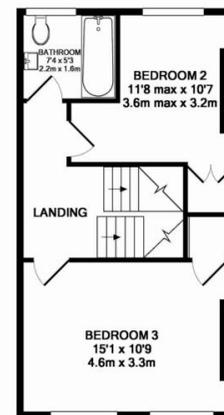
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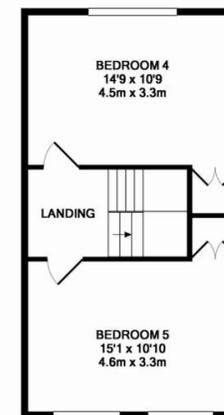
**Telephone:** 01392 492072



GROUND FLOOR

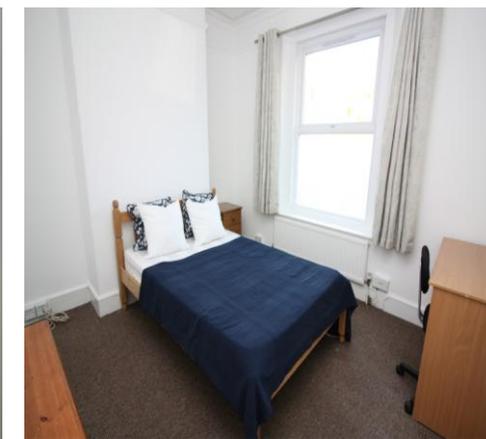
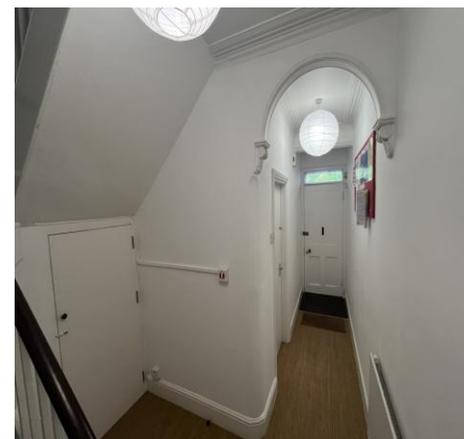
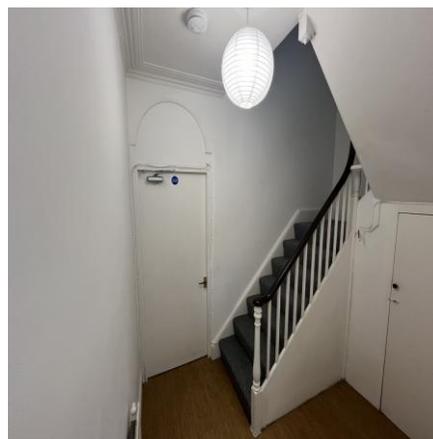


1ST FLOOR



2ND FLOOR

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