



# BARTHOLOMEW STREET WEST

EXETER, EX4 3AJ | Guide Price £495,000



**Robert Williams**

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“A compelling opportunity to acquire a HMO in the city centre with immediate income from the current tenancy”.





# BARTHOLOMEW ST. W.

EXETER, EX4 3AJ

A fantastic opportunity to acquire a well maintained HMO in Exeter city centre, including a four bedroom semi-detached house and additional lower ground floor studio flat which has a separate entrance. Both the main house and the studio have tenancies for the current academic year as well as lets agreed (stc) for 2026/27, with annual rental income totalling £39,083. This represents a yield of 7.9%.

## The Property

The main house is accessed from Bartolomew St West with the accommodation set out over three floors. The ground floor comprises a hallway which leads to an open plan kitchen/living room. The kitchen is modern, with grey units, integrated appliances and solid wood worktops. There is a ground floor WC and stairs from the hallway to the first and second floors.

The first floor comprises two double bedrooms plus shower room and the second floor is a replica, with two further bedrooms and shower room.

Accessed from the rear of the building, via Rackclose Lane (a pedestrian lane), is the self-contained studio flat, which consists of modern kitchen, bathroom and bedroom/living area.



5  bedrooms    3  bathrooms  
1  receptions    0  car spaces

**Local Authority:** Exeter City Council

**Council Tax Band:** C

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

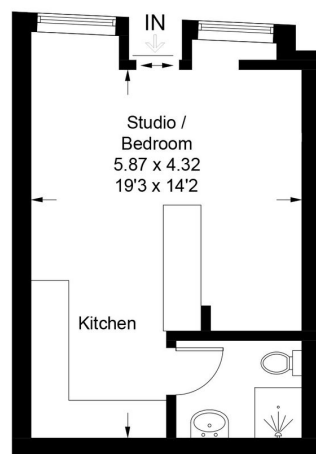
**Energy Efficiency Rating:** D



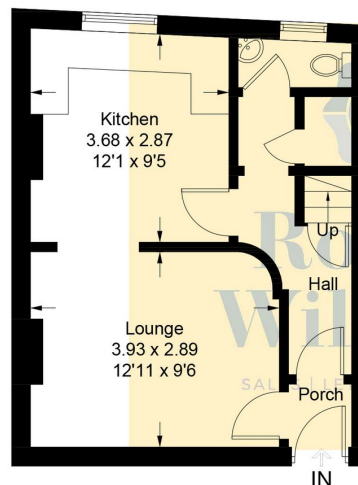


## 1 Bartholomew St West

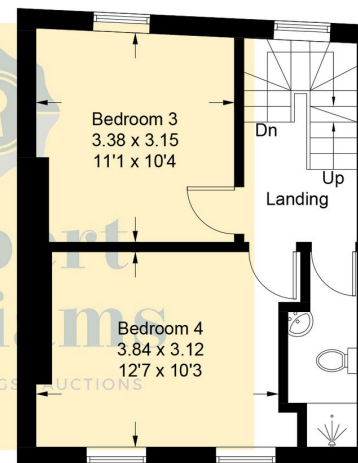
Approximate Gross Internal Area = 126.6 sq m / 1363 sq ft



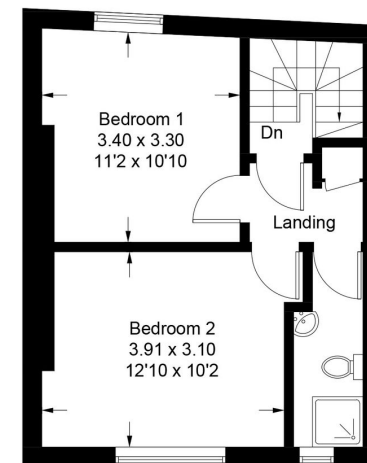
Lower Ground Floor (Studio)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272345)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.