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Flat 6, Bartholomew House, Bartholomew Street West, Exeter EX4 3AJ  
\*GUIDE PRICE £195,000+

A five bedroom city centre apartment currently utilised as a student lettings property and generating an income of circa £25,000 per annum.

#### DESCRIPTION

A five bedroom second floor city centre apartment, currently utilised as a student lettings venture and generating an income of £25,000 pae for the current academic year, with the tenants being responsible for their own utility bills. We are informed that this is due to rise to £25,500 for the following academic year with a new agreement in place. The property has had the benefit of recent upgrading by the vendor including a new kitchen and bathrooms, along with a fire suppression system.

#### LOCATION

Bartholomew Street West is located in the lower end of the Exeter city centre, which has enjoyed recent regeneration and is conveniently situated for the shopping and leisure facilities, restaurants, Exe Bridge and the University. Exeter offers 3 railway stations, excellent access to the M5/A30/A38 road networks and Exeter Airport.

**Ground Floor** (Accessed from the rear of the building) Communal entrance hall with stairs rising to all floors.

**Second Floor** Flat 6: Entrance hall, lounge/ kitchen/diner, five bedrooms and two bathrooms.

#### EPC

Energy Efficiency Rating – C

#### AUCTION VALUER

Wendy Alexander

#### VIEWING

Strictly by appointment only with Fulfords Paris Street 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.



General view of building

