



- A mixed use freehold premises comprising a ground floor launderette and a six bedroom licensed HMO generating an income of circa £36,840pae at full occupancy

A fabulous freehold investment opportunity, on the market for the first time in 47 years, comprising a ground floor launderette, with a long established tenant in situ, leased until 2034, along with a well presented and maintained 6 bedroom licensed HMO on the first and second floors, with full gas central heating. A rear garden area and car parking. The whole generating an income of circa £36,000 pae when fully let.

**Situated** The thriving and ever popular seaside town of Exmouth offers a vibrant town centre, harbour and glorious sandy beach, with excellent public transport links to Exeter city centre, the A30/A38/M5 road networks, mainline railway stations and Exeter Airport.

**Ground Floor** Launderette: Main launderette, rear store and boiler room, WC and access to the rear garden area. Communal entrance hall leading to the upper floors.

**First Floor** Landing, communal kitchen/diner/sitting room with external staircase to the rear garden, three en-suite double bedrooms.

**Second Floor** Landing, three further bedrooms each with a wash hand basin and hot and cold water, communal shower room and WC.

**Outside** Rear courtyard area, small garden and car parking.



**EPC Rating** Non Domestic Energy Efficiency Rating – C  
Domestic Energy Efficiency Rating – D

**Viewings**  
External viewings only. General enquiries Countrywide Property Auctions 07834 039353.

**Joint Agent**  
**fulfords**  
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