



## 72-73 HOLLOWAY STREET

EXETER, EX2 4JD

£795,000  
FREEHOLD

A rare opportunity to purchase this fantastic investment, producing a potential yield of over 8%, consisting of 8 self-contained one bedroom flats, split between two properties. Situated in Exeter City Centre, Holloway Street is two terraced Grade II listed buildings. The property has a potential to produce a yearly gross income of circa. £65,000.

The property is in good order the current owner has recently invested in a new roof and painting of the exterior.



# 72-73 HOLLOWAY STREET

- POTENTIAL GROSS INCOME CIRCA £65,000
- GRADE II LISTED
- 8 SELF CONTAINED FLATS
- POTENTIAL YIELD OVER 8%
- CITY CENTRE LOCATION
- FANTASTIC INVESTMENT OPPERTUNITY
- TENANTS IN SITU



A rare opportunity to purchase this fantastic investment, producing a potential yield of 8%, consisting of 8 self-contained one bedroom flats, split between two properties. Situated in Exeter City Centre, Holloway Street is two terraced Grade II listed buildings. The property has potential to produce a yearly gross income of circa. £65,000 and currently has excellent tenants in situ. Throughout the flats there is character features including sash windows and some feature fireplaces. There is private courtyards for both ground floor flats.

## 72 Holloway Street

### Flat 1

Open plan living space with corner kitchen units. There is a under stairs storage, a bathroom with shower over bath and double bedroom to the rear. This flat has a private walled courtyard to the rear access via the communal hallway. Outside also provides access to a basement.

### Flat 2

Open plan living space/ bedroom with two large Juliette balcony windows and feature fireplace. There is a separate galley kitchen with plenty of work surface and space for a breakfast bar by a large sash window. There is a bathroom with shower over bath.

### Flat 3

Open plan living space/ bedroom with two large windows. There is a separate kitchen with plenty of work surface and space for a table. There is a bathroom with shower over bath.

### Flat 4

Open plan living space/kitchen. This flat is in the eaves and has skylight windows. There is a double bedroom to the rear and en suite bathroom with shower over bath.

## 73 Holloway Street

### Flat 1

Spacious living room with access to a private courtyard garden. Separate galley kitchen leading to a bathroom with shower over bath. This flat has a double bedroom to the front.

### Flat 2

Open plan living space/kitchen. There is a double bedroom to the rear and en suite bathroom with shower over bath.

### Flat 3

Open plan living space/kitchen. There is a double bedroom to the rear and en suite shower room.

### Flat 4

Open plan living space with corner kitchen units. This flat is in the eaves and has skylight windows. There is a double bedroom to the rear and en suite shower room.

### Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.



72-73 HOLLOWAY STREET



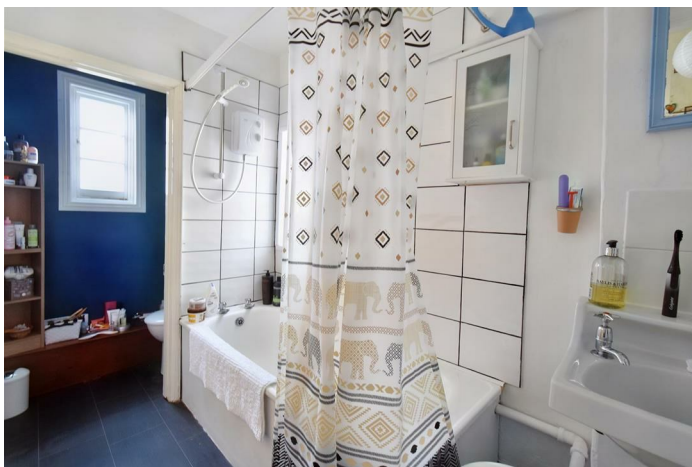


72-73 HOLLOWAY STREET

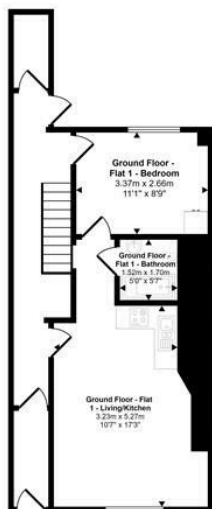
## ADDITIONAL INFORMATION

Viewings – By Appointment Only

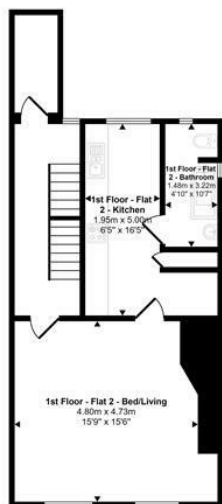
Tenure – Freehold



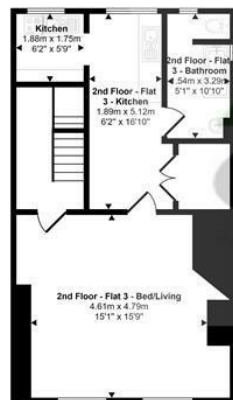
Approx Gross Internal Area  
466 sq m / 4372 sq ft



Flat 1  
Approx 52 sq m / 563 sq ft



Flat 2  
Approx 56 sq m / 606 sq ft



Flat 3  
Approx 56 sq m / 608 sq ft



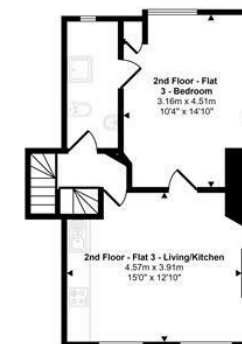
Flat 4  
Approx 57 sq m / 619 sq ft



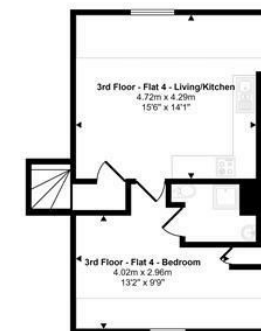
Flat 1  
Approx 53 sq m / 565 sq ft



Flat 2  
Approx 44 sq m / 475 sq ft



Flat 3  
Approx 43 sq m / 468 sq ft



Flat 4  
Approx 44 sq m / 469 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shippy 360.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Smart Estate Agent Exeter  
Sales  
10 Southernhay West  
Exeter  
Devon  
EX1 1JG

01392 905 906  
exeter@smartestateagent.co.uk  
<http://www.smartestateagent.co.uk>

