



Osbourne House Alphington Road
Exeter EX2 8SA

£600

Winfields
Sales & Lettings

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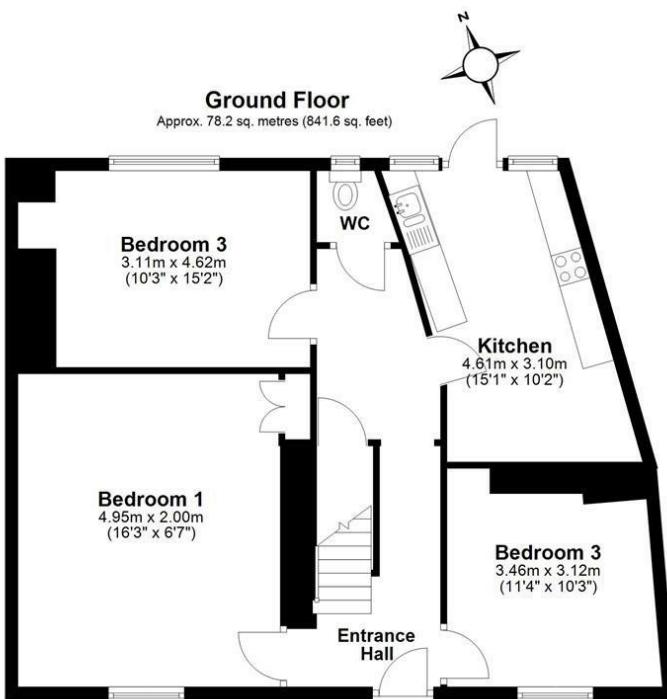
Welcome to Osborne Cottage – a beautifully restored and fully licensed 6-bedroom HMO situated in the ever-popular Alphington area of Exeter. This substantial period property has been thoughtfully renovated to combine stylish modern interiors with classic charm, creating high-quality living accommodation ideally suited for professionals or students.

- Fully renovated 6-bedroom licensed HMO
- Fully furnished bedrooms with modern décor
- Sought-after Alphington Road location
- Low-maintenance private rear garden
- Ideal for professional tenants or students
- On major bus routes and close to local amenities

Bedroom 1



FLOOR PLAN & E.P.C.



Total area: approx. 152.2 sq. metres (1638.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

EU Directive
2002/91/EC



England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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