



Osbourne House Alphington Road  
Exeter EX2 8SA

£650

**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

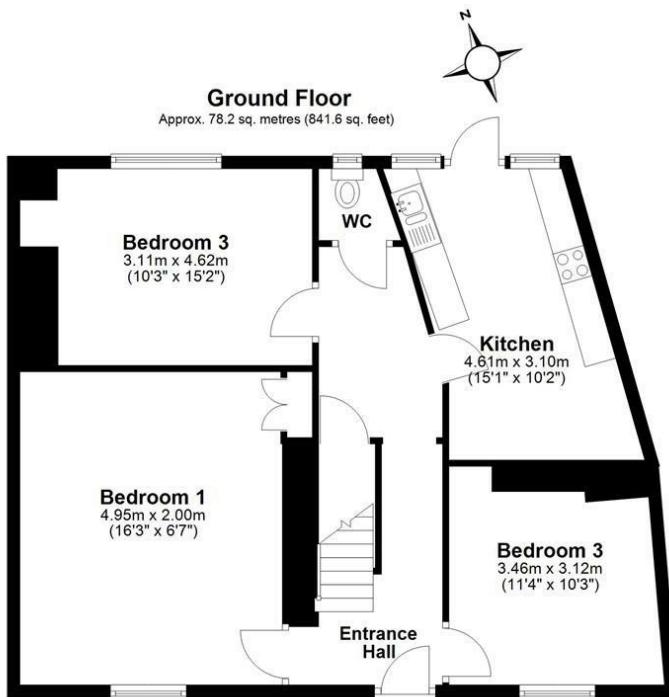
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**Bedroom 1**





# 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

EU Directive  
2002/91/EC



## England & Wales

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

EU Directive  
2002/91/EC



## England & Wales

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