



Osbourne Cottage Alphington Road

Exeter EX2 8SA

£650 Per Month

**Winfields**  
Sales & Lettings

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£650 Per Month



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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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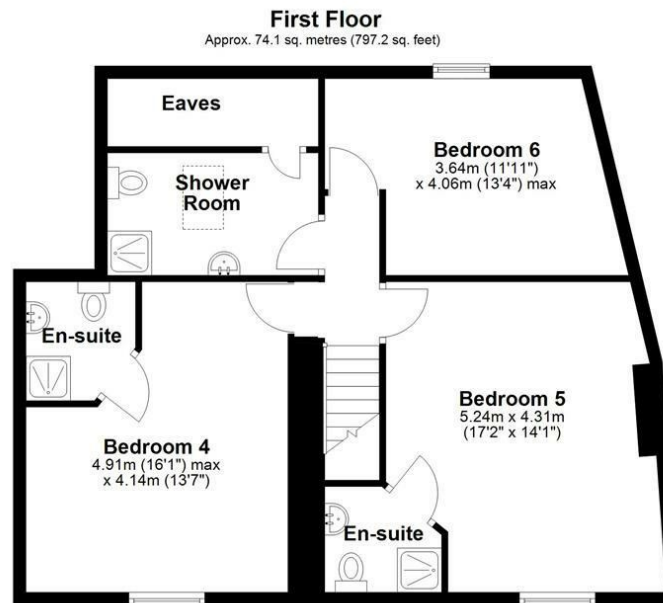
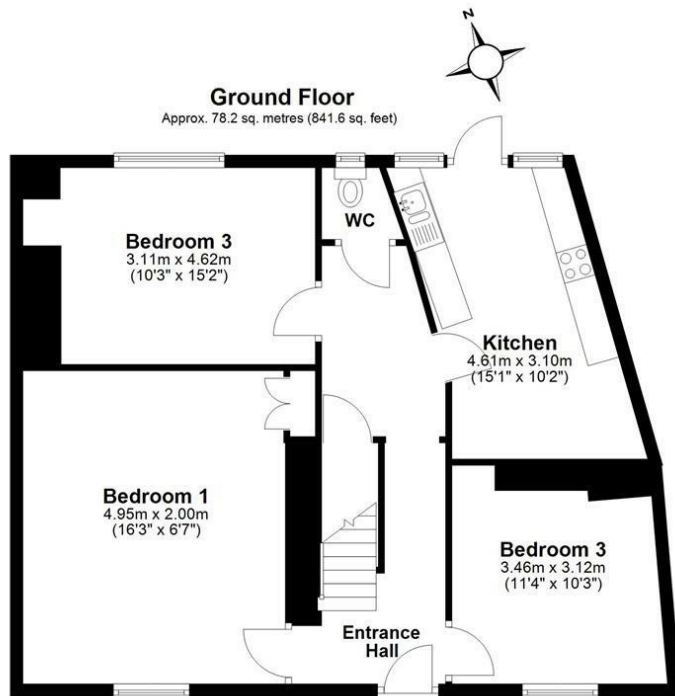
### Bedroom 1







# FLOOR PLAN & E.P.C.



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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

60

England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

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PAIGNTON  
(01803) 320969

345 aTorquay Road, Preston  
Paignton, Devon TQ3 2EP

EXETER  
(01392) 984126

Highewr Huxham,  
Exeter, EX1 2HF

BRISTOL  
(0117) 287 2199

13 Harbury Road, Bristol,  
BS9 4PN



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[www.winfieldsgroup.co.uk](http://www.winfieldsgroup.co.uk)