



11 College Road, St Leonards, Exeter, Devon, EX1 1TE





## **11 College Road**

### **St Leonards, Exeter, Devon**

St Leonards Location | Versatile Victorian Period Building

Split into Four Apartments

Potential Scope to Upgrade / Increase Income | Two x 1

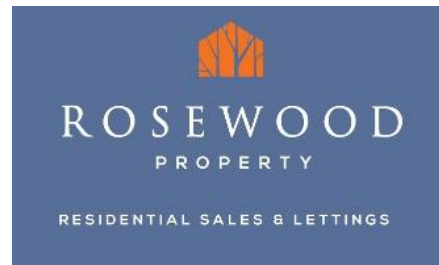
Bedroom Apartments

One x 2 Bedroom Apartment | One x Three Bedroom

Apartment

Retirement Sale | No Onward Chain Complications

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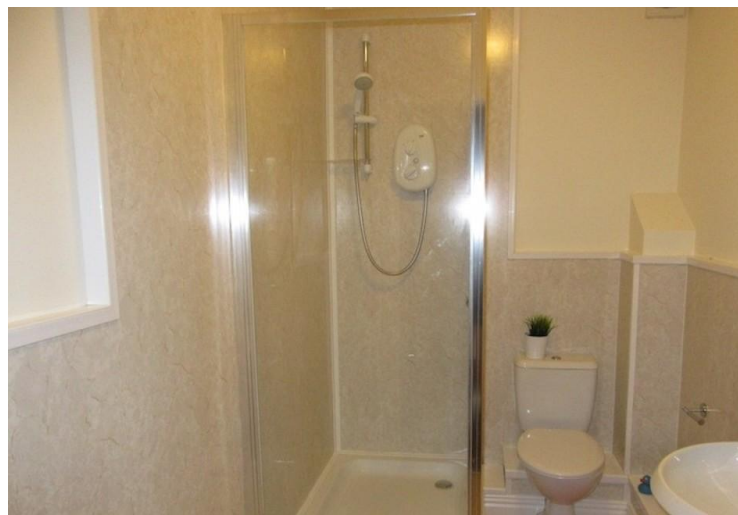


**6 Northernhay Place, Exeter, Devon, EX4 3QJ**

**Email: [info@Rosewood-Property.co.uk](mailto:info@Rosewood-Property.co.uk)**  
**Telephone: 01392 247700**

**[www.rosewood-property.co.uk](http://www.rosewood-property.co.uk)**







### Important Information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax:

Sale By:

Estimated Rental & Yield:

Price: £675,000

Type of Property: Victorian Residence Split into Apartments

EPC Rating: Energy Efficiency Rating E.

Services: %full\_services%

Viewing - Viewing is strictly by prior appointment with Rosewood Property

Rosewood Property Residential Sales & Lettings

6 Northernhay Place

Exeter

Devon

EX4 3QJ

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## 11 College Road, St Leonards, Exeter, Devon, EX1 1TE

An elegant Victorian Apartment conversion set over five floors incorporating four apartments. On the ground floor there are two one bedroom apartments with the rear apartment having a garden and basement.

The front ground floor apartment is currently having a refurbishment and upgrade with work anticipated to finish by the end of December 2021/early January 2022.

At first floor level there is a spacious two bedroom apartment with the likelihood of a refurbishment required as the current tenants have been within the apartment since 1999 and the apartment is looking a little tired.

The second floor apartment is a three bedroom Student Apartment set over two floors and has had an upgrade over the last few years, it is very appealing with its bright/light interior and comfortable to live within.

### SITUATION

Set within St Leonards and a short walk from the highly acclaimed independent stores of Magdalen Road where you can find a superb range of indulgent stores from the likes of Bon Gout, St Leonards Bakery, Ben's Farm shop, Gibson's Plaice fishmongers and many more - why not check it out and give your local support!..

The High Street of the Cathedral City of Exeter is less than a mile away, for larger shopping facilities there is a Waitrose approximately a quarter of a mile away and the University of Exeter's St Luke's campus is just at the end of the road.

### DIRECTIONS

For further information please contact Brett Hampton within our office who has a wealth of experience within the Investment property marketplace and the High End residential marketplace respectively.



**AGENTS NOTES** A versatile large Victorian residence split into four apartments that has under gone a good degree of refurbishment over the years and is requiring some further work in the future, however this apartment building is situated within a prime St Leonards area within Exeter and offers a great investment opportunity with the highly likelihood of being able to increase yield and value in the future.

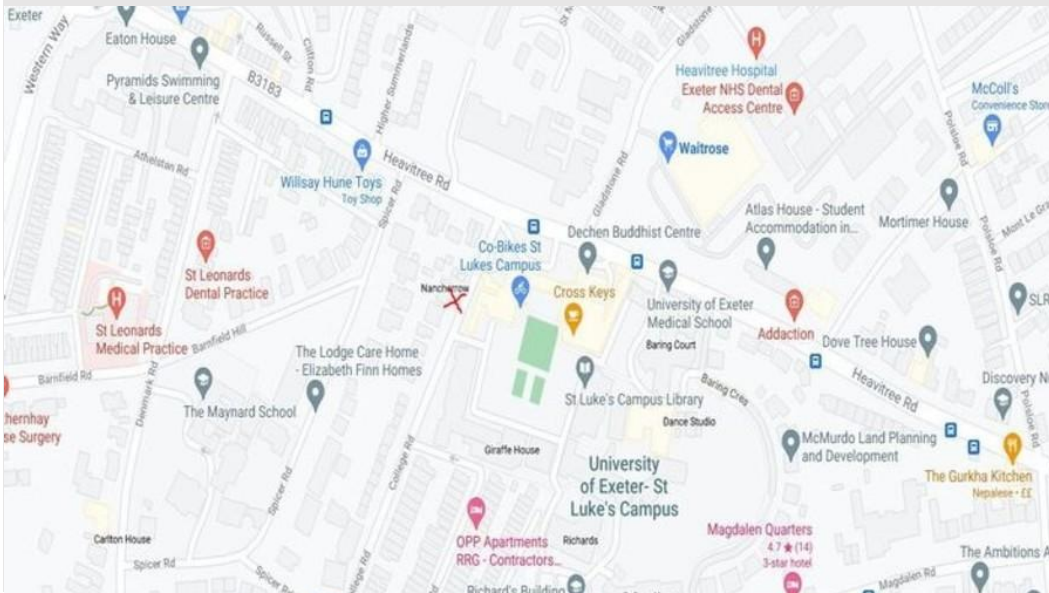
- 1) Apartment One is currently undergoing refurbishment and will be marketed at £700PCM at the end of the year.
- 2) Apartment Two is currently let at £640 PCM
- 3) Apartment Three is currently let at £550 PCM
- 4) Apartment Four is currently let at £110pp/pw on a 48 Week agreement \*being marketed at £130pp/pw for the 2022/23 Academic year.



Contact Brett Hampton for Valuations and Sales

Telephone: 01392 247700 Website: [www.rosewood-property.co.uk](http://www.rosewood-property.co.uk)







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mapbox 02/2017

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-10	G		

Contact Brett Hampton  
[www.rosewood-property.co.uk](http://www.rosewood-property.co.uk)  
01392 247700

ZOOPLA Boomin PrimeLocation.com

onTheMarket.com rightmove

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