



21 Richmond Road, St David's, Exeter, Devon, EX4 4JF



21 Richmond Road

St David's, Exeter, Devon

Student Investment HMO | Set within Article 4 Directive
Producing Income for Well Over a Decade | Seven Bedrooms
Four Shower Rooms | Pre Let for the 2022/23 Academic Year
Potential Development Opportunity to Increase Number of
Bedrooms S.T.P. | Four Parking Spaces
Retirement Sale | Council Tax Band E (Exempt from Paying)



6 Northernhay Place, Exeter, Devon, EX4 3QJ

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www.rosewood-property.co.uk



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Fantastic opportunity to invest within the Exeter Student market with this exceptional presented SEVEN BEDROOM Student investment HMO. Situated within the lucrative ARTICLE 4 DIRECTIVE and positioned approximately a mile from the UNIVERSITY of Exeter's main campus (STREATHAM). Pre-Let for the 2022/23 academic year and earning in excess of £55,000 per year, further potential to increase the income from a development opportunity S.T.P. / four parking spaces to the rear.

The University of Exeter student numbers have grown substantially over the last 5 years increasing by approximately 33% since 2017 with the numbers at approximately 30,012 for the 2021/22 academic year and highly likely to grow even more over the next decade. All the UG, PGT & PGR numbers have grown substantially over the last 5 years with the mean average being the above stated figure at 33% growth since 2017 - 2022.*

Exeter University is ranked within the top 150 prestigious QS World University Rankings 2022 placing it among the very best institutions worldwide, the University is also one of the highly distinguished 24 Russell Group Universities within the United Kingdom.

*This data is taken from the annual 1st December student census and represents the most up to date information about students for the stated academic year. Students which withdraw during the year will not be accounted for in these figures. The data is FTE including INTO, but excluding non-credit bearing students and inbound exchange students such as Erasmus.

SITUATION Richmond Road lies within the sought after Article 4 directive prohibiting any further Houses of Multiple Occupancy within the centre of Exeter. The property is situated within close proximity of the University of Exeter's main Streatham Campus, the City centre and the Cathedral all being approximately within a mile of this location. Exeter St David's mainline railway station is nearby.



Important Information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band E (Currently Exempt)

Sale By: Private Treaty

Estimated Rental & Yield: £55,440 – 6.67%

Price: £830,000

Type of Property: Mid Terrace

EPC Rating: Energy Efficiency Rating D.

Viewing - Viewing is strictly by prior appointment with Rosewood Property

Rosewood Property Residential Sales & Lettings

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DIRECTIONS For further information please contact Brett Hampton who has a wealth of experience within Student investments & the High End Residential market respectively..

AGENTS NOTES Excellent opportunity to invest within the Exeter Student market in a student home that has been tried and tested for well over a decade, this property is in a great location situated within close proximity of the University of Exeter's main campus (Streatham). This period property has been well maintained over the years by the owners who were renowned locally for their upmarket developments.

Subject to the necessary planning constraints there is an opportunity to further increase the bedrooms on offer within this building plus there is an opportunity to maximise the income from the four parking spaces to the rear of the property.

Contact Brett Hampton for Valuations and Sales

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		

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