



21 Richmond Road, Exeter, Devon, EX4 4JF

Great opportunity to invest within the Exeter Student market with this exceptional presented Seven bedroom Student Investment HMO. Providing generous sized accommodation and set within close proximity of Exeter's main Streatham Campus & the City Centre. Earning an income in excess of £55,000 on a 48 week contract from 2022/23 academic year, further potential to increase and un-tap the potential of the 4 parking spaces to the rear.

- Student Investment
- Seven Bedrooms
- Let for 2022/23 Academic Year
- Two Communal Rooms
- Four Shower Rooms
- Tried & Tested Student Property
- Prime Position for Streatham Campus & City Centre





21 RICHMOND ROAD, EXETER, DEVON, EX4 4JF

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.

DIRECTIONS

For further information please contact Brett Hampton who has a wealth of experience within the Property Investment Market & the High End Residential market respectively.

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.

Services: Mains water, drainage & mains Gas

Star Investment Properties

6 Northernhay Place

Exeter

Devon

EX4 3QJ

Website: www.starinvestmentproperties.com

Email: info@StarInvestmentProperties.com

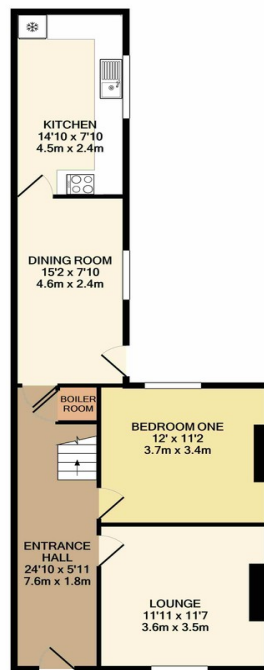
Telephone: 01392 492072



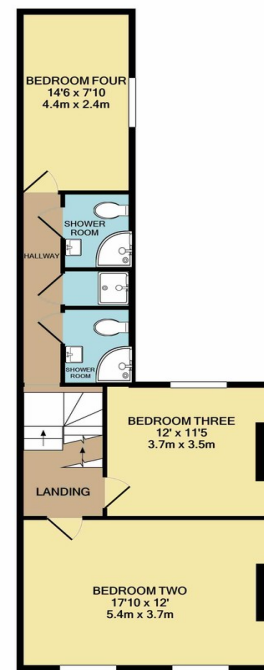
DIRECTIONS

From our City Centre offices located in Northernhay Place proceed left onto Bailey Street. At the traffic lights turn left onto New North Road, continue straight across the mini roundabout proceeding along New North Road. At the next roundabout where the clock tower is located take the third exit onto New North Road. At the next set of traffic lights turn left onto Hele Road, then take the first left into Queens Terrace. Take the first right into Bystock Terrace then turn right into Richmond Road – the property will be situated on the left hand side.

*There are also two pay and display car parks along Richmond Road.



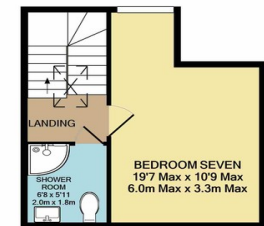
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

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.
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