



Richmond Road, Exeter, EX4 4JF

A spacious 6 bedroom student HMO with more potential to increase the current revenue and also potential to add more rooms.

Great opportunity to invest within the Exeter Student market with this exceptional presented six bedroom Student Investment HMO. Providing generous sized accommodation and set within close proximity of Exeter's main Streatham Campus & the City Centre. Currently earning an income in excess of £42,000 on a 48 week contract, further potential to increase revenue with the 2 parking spaces to the rear.

- Student Investment HMO
- Six Bedrooms
- Let Achieving Income
- Communal Room
- Three Shower Rooms
- Tried & Tested Portfolio for Well Over a Decade
- Prime Position for Streatham Campus & City Centre
- High Standard





22 RICHMOND ROAD, EXETER, EX4 4JF

Excellent opportunity to invest within the Exeter Student market with purchasing this tried & tested student property currently earning in excess of £42,000 on a 48 week contract. The property has been kept in excellent order throughout since its conversion over a decade ago. There is the potential to increase this income and also create additional income via the untapped potential with the 2 parking spaces to the rear.

SITUATION The property lies within St David's and in very close proximity of the University of Exeter's main Streatham & the City of Exeter's High Street & Cathedral all being approximately within 1 mile of this property.

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..

AGENTS NOTE A great opportunity to invest within a tried and tested student house for well over a decade, this property is in a great location in close proximity to the University of Exeter's Streatham Campus, the City Centre and Exeter St David's main line train station. Well maintained over the years and continually offered to students at a high standard.

There is also an opportunity to earn extra income from the 2 parking spaces to the rear of the property.

Important Information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: E

Estimated Rental & Yield: £42,912 – 6.2%

Price: £690,000

Type of Property: Mid Terrace

EPC Rating: Energy Efficiency Rating D.

Star Investment Properties

6 Northernhay Place

Exeter

Devon

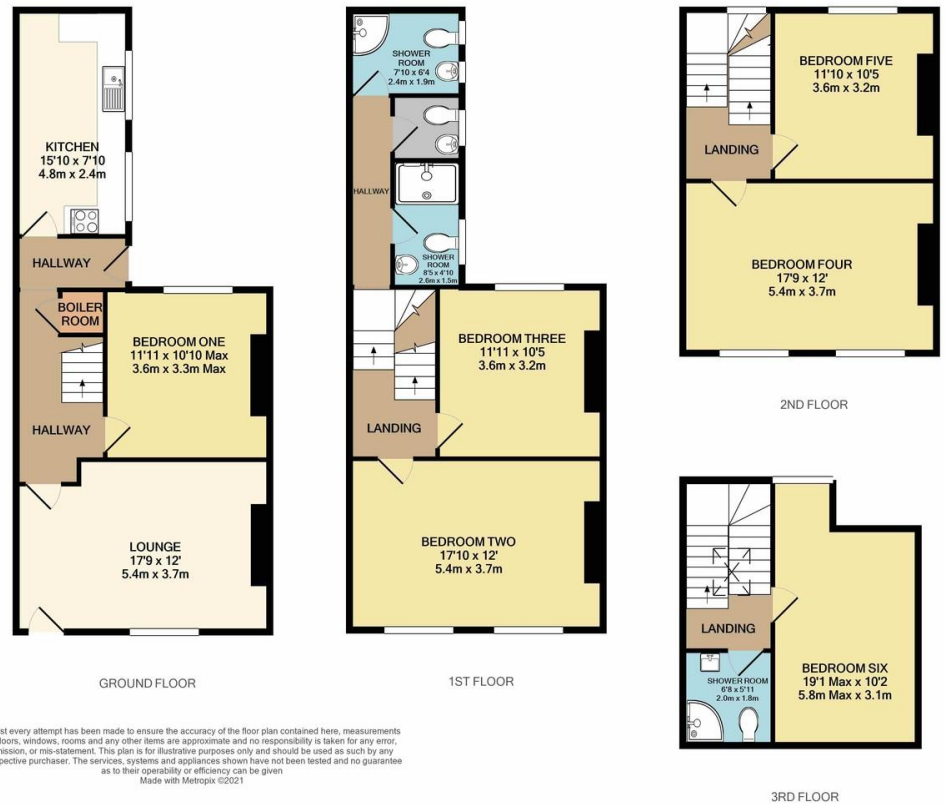
EX4 3QJ

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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