



Codrington Street, Newtown, Exeter, Devon, EX1 2BU



Rare Four Double bedroom student investment property earning income and being close to the University of Exeter's St Luke's Campus

Set within NEWTOWN is this FOUR DOUBLE BEDROOM student investment property currently achieving income of approximately £25,168 for the academic year. This property is situated in close proximity to the city centre, Streatham & St Luke's campus of the University of Exeter all being within 2 miles of this property.

- Student Investment
- Situated Within Article 4
- Four Double Bedrooms
- Achieving Income
- Living Room
- Courtyard Garden
- City Centre Approximately 0.5 Miles away
- Close Proximity to Streatham & St Luke's Campus of the University





36 CODRINGTON STREET, EXETER, DEVON, EX1 2BU

Set within NEWTOWN is this FOUR DOUBLE BEDROOM student investment property currently achieving an income of approximately £25,168 for the 2021/22 academic year. This property is situated in close proximity to the City Centre, Streatham & St Luke's campus of the University of Exeter all being within 2 miles of this property.

SITUATION The property lies within Newtown an area where there is an abundant number of student homes and more importantly Codrington Street is also situated within the vicinity of the University of Exeter's main Streatham & St Luke's Campus, the City of Exeter's High Street & Cathedral all being approximately within 2 miles of this property. Exeter's new leisure Centre (currently being constructed), VUE Cinema, takeaways and pubs are all within approximately 5 minutes walking distance from the property.

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

AGENTS NOTE A very appealing four double bedroom student investment property in close proximity to the City Centre and the University of Exeter, three & four bedrooms are quite rare to come onto the open market for sale, therefore it would be wise to book your viewing on this property ASAP. This property has had some general maintenance work carried out over the years. A great property in a very good student location.

Important Information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: B

Estimated Rental & Yield: £25,168 – 5.9%

Price: £425,000

Type of Property: Mid Terrace

EPC Rating: Energy Efficiency Rating D.

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Devon

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GROUND FLOOR



1ST FLOOR



2ND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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