

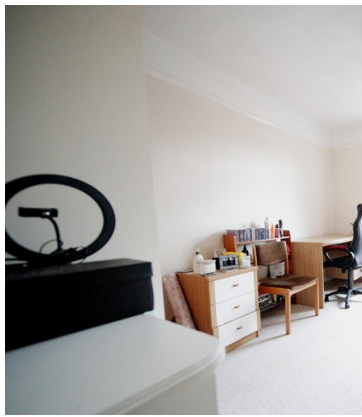


**Monks Road, Mount Pleasant, Exeter, Devon, EX4 7BE**

**STUDENT INVESTMENT - Situated within the ARTICLE 4 DIRECTIVE with a long history of being a STUDENT HOME is this FOUR DOUBLE BEDROOM STUDENT PROPERTY with one en-suite and further POTENTIAL to increase the BEDROOMS on offer S.T.P. EPC - C**

- Student Investment Property
- Set within Article 4 Directive
- Potential to Increase Bedroom Numbers Subject to Exeter City Council Approval
- Four Bedrooms
- Lounge
- Dining Room





## Important Information

**Tenure: Freehold**

**Local Authority: Exeter City Council**

**Council Tax: Band C**

**Sale By: Private Treaty**

**Estimated Rental & Yield:**

**Price: £475,000**

**Type of Property: Mid Terrace - Student Investment**

**EPC Rating: Energy Efficiency Rating C**

**Services: Mains Water & Sewage, Mains Gas, Mains Electric.**

**Star Investment Properties**

**6 Northernhay Place**

**Exeter**

**Devon**

**EX4 3QJ**

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Student Home with lots of potential to increase the current yield on offer and an opportunity to increase the number of bedrooms S.T.P. This property is offering approximately 117sqm of accommodation currently set up as a Four bedroom student home with the highly likelihood to make into a Six Bedroom. The property is also set within the Article 4 Directive and has a long history of being a student home.

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.

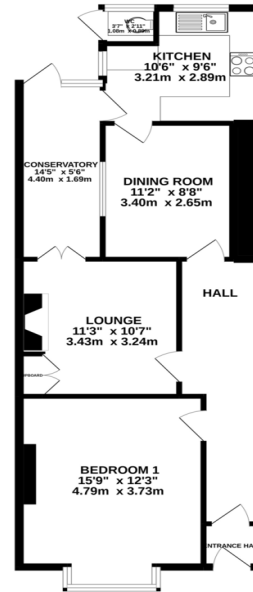
### SITUATION

The property lies within the Article 4 directive in a central position within the Cathedral City of Exeter, Exeter's main Streatham Campus is approximately 1.9 miles away from this property. In addition there is a large proportion of the student accommodation within this road and nearby.

### AGENTS NOTES

This versatile and well looked after student home has been looking after students for well over two decades, subject to the necessary licencing/planning there is potential to increase this student home into a six bedroom by converting the current lounge into a bedroom to create the fifth bedroom and completing a long conversion for bedroom six.

GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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, agents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Lettingo 10/2022

## DIRECTIONS



**IMPORTANT NOTICE 1.** These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. **2.** Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Star Investment Properties, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. **3.** The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. **4.** Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. **5.** Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. **MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale. Star Investment Properties trading as Star Lettings & Property Management Ltd. Star Lettings & Property Management Ltd registered address is 6 Northernhay Place, Exeter, Devon EX4 3QJ. Registered in England No-5209236



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