



**Rosebery Road, Exeter, Devon, EX4 6LT**





**STUDENT INVESTMENT - Situated within the ARTICLE 4 DIRECTION, complimented with a CERTIFICATE of LAWFULLNESS and a long history of being a STUDENT HOME is this FOUR DOUBLE BEDROOM STUDENT PROPERTY. Potential to create into a Licensed FIVE bedroom HMO subject to the relevant planning constraints. EPC D.**

- Student Investment Property

- Set within Article 4 Direction

- Four Bedrooms

- Lounge

- Certificate of Lawfulness

- Pre-Let for 2022/23

Academic Year

- EPC Rating D

- Freehold





# 11 ROSEBERY ROAD, EXETER, DEVON, EX4 6LT

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

Rosebery Road is situated within 1.8 miles of the University of Exeter's main Streatham Campus and just approximately a mile from the City Centre. There are convenience stores close-by and Henry's Bar is within a short walking distance, for more comprehensive shopping facilities Sidwell Street is less than a mile away.

## DIRECTIONS

For further information and to book your viewing then please contact Brett Hampton within our office who has a wealth of experience within the student investment property marketplace, buy to lets and the High End Residential marketplace respectively.

## AGENTS NOTES

A fantastic location for a student property, short distance away from the University of Exeter's main Streatham Campus and also located with excellent access to the City Centre. Set amongst numerous student homes within this area therefore a great asset to have for the longevity of the prime student market!

In our opinion a conservative rent of £150 a week per room is easily achievable within this location, with a few tweaks pushing £160 a week would be achievable.

## Important Information

**Tenure: Freehold**

**Local Authority: Exeter City Council**

**Council Tax: Band B (Exempt)**

**Sale By: Private Treaty**

**Estimated Rental & Yield:**

**Guide Price: £450,000**

**Type of Property: Mid Terrace**

**EPC Rating: Energy Efficiency Rating D.**

**Star Investment Properties**

**6 Northernhay Place**

**Exeter**

**Devon**

**EX4 3QJ**

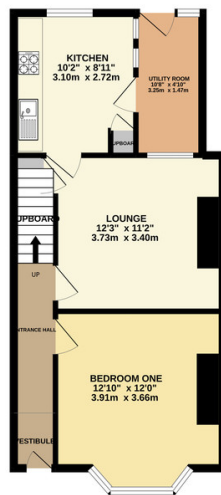
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**Email: [info@StarInvestmentProperties.com](mailto:info@StarInvestmentProperties.com)**

**Telephone: 01392 492072**



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR  
174 sq.ft. (16.2 sq.m.) approx.

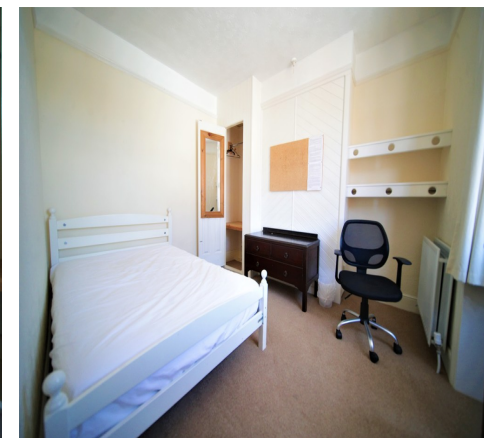
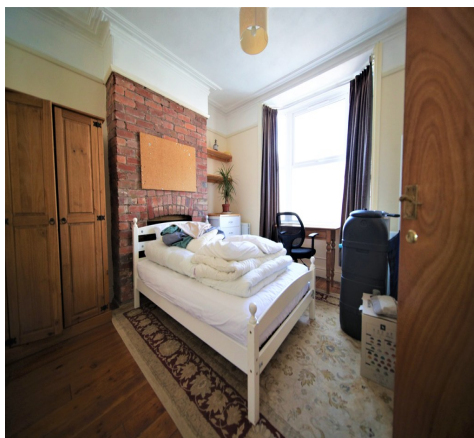


TOTAL FLOOR AREA : 1060 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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## DIRECTIONS

From our offices located on Northernhay Place proceed left onto Bailey Street, at the traffic lights continue straight ahead onto Longbrook Street - continue past Harry's then take the next right onto York Road, at the traffic lights turn left onto Sidwell Street, at the roundabout take the first exit onto Old Tiverton Road. Continue on Old Tiverton Road passing the Co-op food store on the left hand side, just before the zebra crossing turn right and bear to the left into Iddesleigh Road, bear right and the property will be situated on the right hand side.



**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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