



Manston Road, Mount Pleasant, Exeter, Devon, EX1 2QA



STUDENT INVESTMENT - Situated within MOUNT PLEASANT is this FOUR BEDROOM student home PRE-LET for the upcoming 2023/24 academic year at £140 a week. EPC D.

- Student Investment

Property

- Four Bedrooms
- Lounge
- Within Article 4 Location
- Pre-Let for 2023/24
Academic Year
- Freehold
- Council Tax Band C
(Exempt)
- EPC C





43 MANSTON ROAD, EXETER, DEVON, EX1 2QA

The University of Exeter student numbers have grown substantially over the last 5 years increasing by approximately 26% since 2018 with the numbers at approximately 29,776 for the 2022/23 academic year and highly likely to grow even more over the next decade.

Exeter University is ranked within the top 200 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.

A four-bedroom student investment pre-let for the upcoming academic 2023/24 year at £140 a week exclusive of bills. This property briefly comprises an entrance hall, bedroom one, lounge and kitchen to the ground floor. The first floor offers three further bedrooms, bathroom, and landing. Outside is a courtyard garden to the rear.

SITUATION

The property lies within Mount Pleasant an area where there is an abundant number of student homes, additionally also situated within the vicinity of the University of Exeter's main Streatham Campus, St Lukes Campus, the City of Exeter's High Street & Cathedral all being approximately within 2.5 miles of the properties location. There are a range of convenience stores close by.

DIRECTIONS

For further information and to book your viewing please contact Brett Hampton MNAEA who has a wealth of experience within the student investment marketplace as well as buy to lets respectively.

Important Information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band C (Exempt)

Sale By: Private Treaty

Estimated Rental & Yield: £26,880 6.8%

Price: £395,000

Type of Property: Mid Terrace

EPC Rating: Energy Efficiency Rating C.

Star Investment Properties

6 Northernhay Place

Exeter

Devon

EX4 3QJ

Website: www.starinvestmentproperties.com

Email: info@StarInvestmentProperties.com

Telephone: 01392 492072



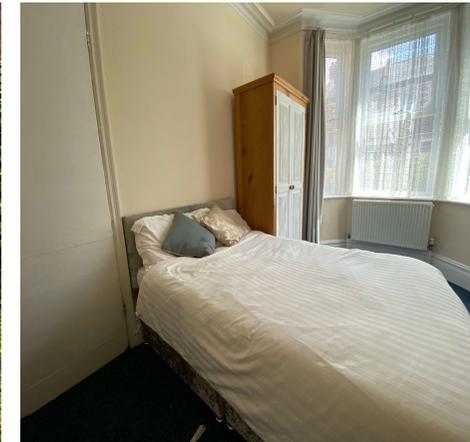
AGENTS NOTES

This property has been owned by the current owner since 1996, it has a good history of renting each year and is pre-let for the current up and coming academic year.

The rents for the up-and-coming 2023/24 academic year are as follows: -

4 bedrooms at £140 per week x 48-week agreement.

= £26,880



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PROPERTIES