

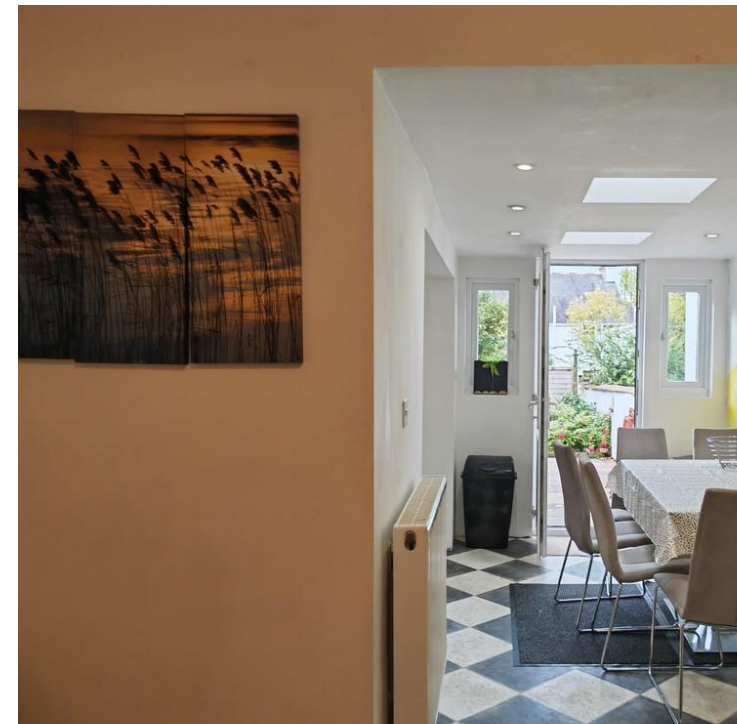


3 Victoria Street, St James, Exeter, Devon, EX4 6JQ



STUDENT INVESTMENT PROPERTY - A SIX BEDROOM licenced HMO that has been earning income for over 25 years and continues to earn. Current academic year of 2023/24 producing an annual income of £57,024.

- Student Investment Property
- Six Bedroom House of Multiple Occupancy
- Close Proximity to the main Streatham Campus
- Furnished
- Currently Let for the 2023/24 Academic Year
- Prime Student Location
- Council Tax Band C





3 VICTORIA STREET, EXETER, DEVON, EX4 6JQ

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.

Set within this most favourably street is this six bedroom student HMO producing a good yield and income. Positioned a short distance away from the main University of Exeter's main Streatham campus and the City centre.

This property briefly comprises an entrance hall, lounge, dining room and bedroom one to the ground floor, to the first floor is the landing, bedroom two, bedroom three, bedroom four, bathroom and separate WC. The second floor has bedroom five and bedroom six on this level. To the rear is a paved garden providing outside space.

SITUATION The property lies within a central City location within close proximity of the University of Exeter's main Streatham Campus and additionally the High Street, making this an ideal investment and student property.

AGENTS NOTES This property has been owned by the current owner for some 25 years where it has been a student home from inception, a good history of renting each year and currently has students in occupation for the 2023/24 academic year.

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

Important Information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax:

Sale By:

Estimated Rental & Yield:

Price: £675,000

Type of Property: Mid Terrace

EPC Rating: Energy Efficiency Rating D.

Services: %full_services%

Star Investment Properties

6 Northernhay Place

Exeter

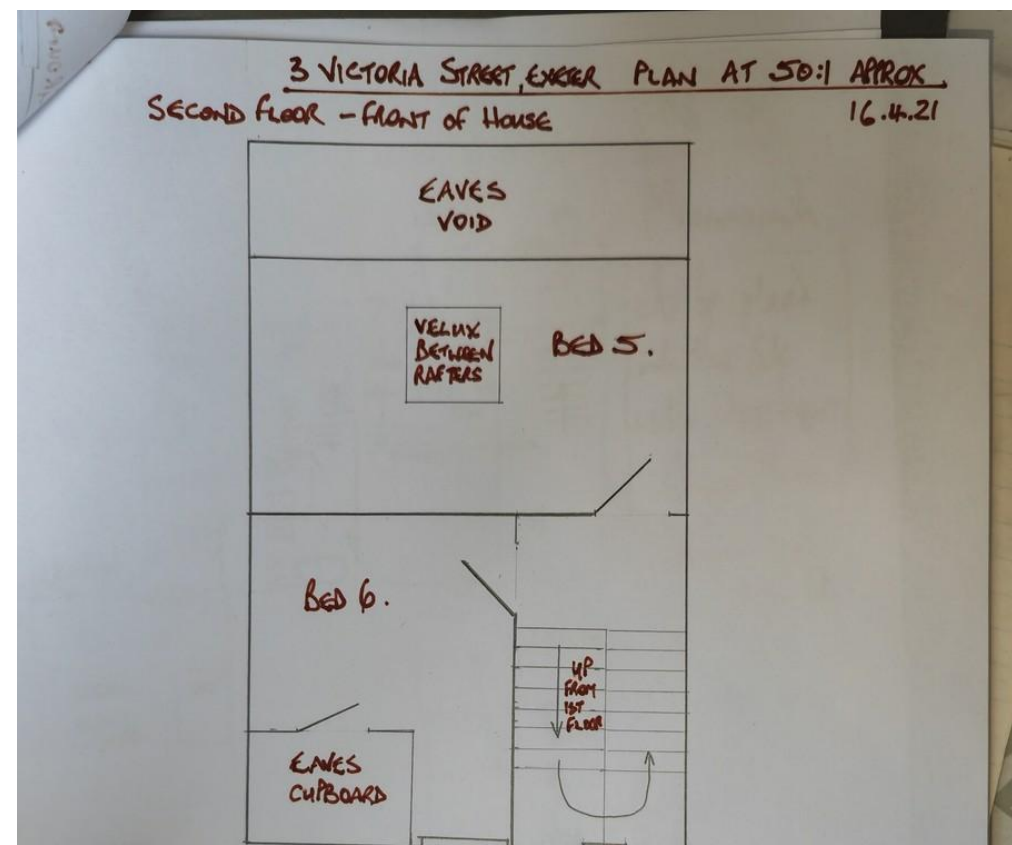
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DIRECTIONS



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