



Barrack Road, St Leonards, Exeter, Devon, EX2 5ED

STUDENT INVESTMENT PROPERTY - Set within close proximity to the University of Exeter's St Luke's campus, the Royal Devon & Exeter Hospital this FOUR BEDROOM STUDENT INVESTMENT has potential to increase into a five or six bedroom STUDENT PROPERTY S.T.P. this would obviously increase the income per annum!

- Student Investment Property
- Pre- Let for 2022/23 Academic Year
- Four Bedrooms
- Spacious Kitchen/Breakfast Room
- Communal Living Room
- Shower Room
- Opportunity to Increase the number of Bedrooms





3 BARRACK ROAD, ST LEOANRDS, EXETER, DEVON, EX2 5ED

A tried and tested Student investment property for well over a decade with an opportunity to increase the number of bedrooms subject to the necessary permissions from Exeter City Council. This property is Pre-Let for the upcoming 2022/23 academic year, with student numbers continuously rising (please see below) there is an opportunity to enter into this marketplace or add to your existing portfolio.

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

Barrack Road is situated within 0.3 miles of the University of Exeter's St Luke's Campus and approximately 2.4 miles away from the Streatham campus, the Royal Devon & Exeter hospital is within 0.5 miles of the property.

Within this location there are the highly acclaimed independent stores of Magdalen Road where you can find a superb range of indulgent stores from the likes of Bon Gout, St Leonard's Bakery, Ben's Farm shop, Gibson's Plaice fishmongers and many more. For supermarket shopping there is a Waitrose and Lidl within close proximity.

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.

Important Information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band C (Exempt)*

Sale By: Private Treaty

Estimated Rental & Yield: £22,280

Guide Price: £400,000

Type of Property: Mid Terrace

EPC Rating: Energy Efficiency Rating D

Services: Gas, electric, water, sewage & drainage are all on Mains.

***Student's are council tax exempt**

Star Investment Properties

6 Northernhay Place

Exeter

Devon

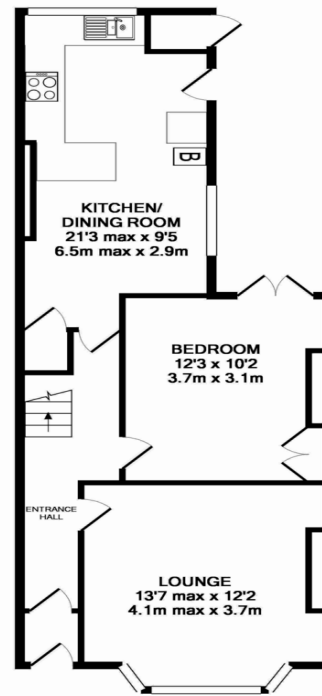
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GROUND FLOOR



1ST FLOOR

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DIRECTIONS

From our offices within Northernhay Place turn left onto Bailey Street, at the traffic lights continue straight ahead onto Longbrook Street, just after Harry's Restaurant turn right onto York Road. At the traffic lights continue straight ahead onto Summerland Street. At the junction where the Kwik Fit garage is turn right at the traffic lights onto Western Way passing the Jury's Inn on the left hand side. At the roundabout take the first exit onto Heavitree Road, continue along Heavitree Road passing the St Lukes Campus of Exeter University on the right and Waitrose on the left. At the next set of traffic lights filter right onto Barrack Road and through the next set of traffic lights and the property will be on the left.



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INVESTMENT
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