



Monkswell Road, Mount Pleasant, Exeter, Devon, EX4 7AX

STUDENT INVESTMENT PROPERTY - Pre-Let for the upcoming 2023/24 academic year with income producing £31,344 over the tenancy. This FOUR-bedroom End of Terrace has a MODERN kitchen/breakfast room and a separate LOUNGE offering versatile amount of space as a student home. Potential (STP) to increase the size of this student home into a licenced 5/6 bed HMO. EPC D.

- Student Home Producing

Income

- Four Bedrooms
- Lounge
- Modern Kitchen
- Shower Room

- Pre-let for 2023/24

Academic Year

- Income at £31,344 for
2023/24 Academic Year

- Freehold





MONKSWELL ROAD, EXETER, DEVON, EX4 7AX

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 Mount Pleasant is this four-bedroom student investment offering a good return for the discerning landlord looking to speculate within the student market - currently achieving a 7.9% gross return.

This student home comes with a spacious kitchen/breakfast room and a separate lounge to compliment the four bedrooms. Potential opportunity to increase the size and bedrooms (STP) into a 5-bed licenced HMO or possibly a 6-bed licenced HMO (STP).

Outside is a low maintenance paved garden to the rear offering alfresco dining.

SITUATION

The property lies within mount pleasant an area where there is an abundant number of student homes and additionally also situated within the vicinity of the University of Exeter's main Streatham Campus, the City of Exeter's High Street & Cathedral all being approximately within 2 miles of the property's location. There are a range of convenience stores close by.

Important Information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band C (Exempt)

Sale By: Private Treaty

Estimated Rental & Yield: £31, 344 @ 7.9%

Price: £395,000

Type of Property: End of Terrace

EPC Rating: Energy Efficiency Rating D.

Star Investment Properties

6 Northernhay Place

Exeter

Devon

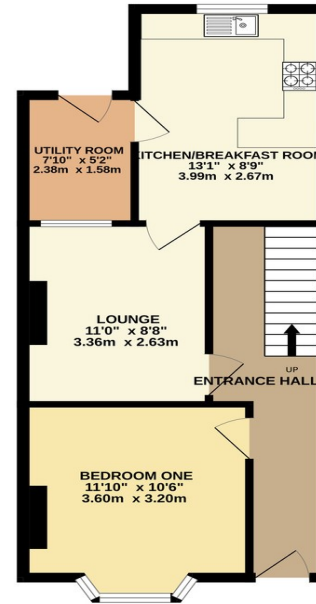
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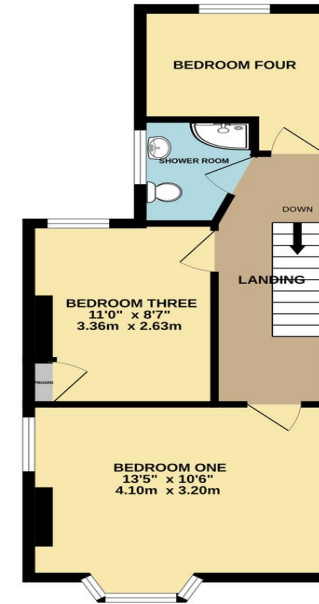
Email: info@StarInvestmentProperties.com

Telephone: 01392 492072

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.9 sq.m.) approx.
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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.

AGENTS NOTES

This property has been owned by the current owner since 2014 where it had previously been a student home from their inception, 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: -

3 double rooms at £165 per week x 48-week agreement.

1 single room at £158 per week x 48-week agreement.

= £31,680*

*The rent is excluding electric and gas - however it does include the water and broadband during the tenancy.



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