



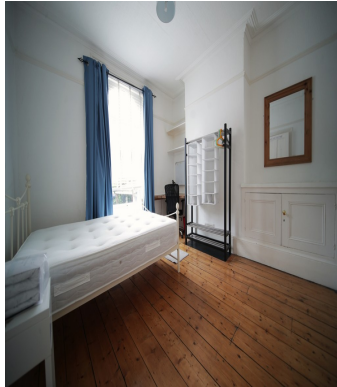
67 Oxford Road, St James, Exeter, Devon, EX4 6QX



STUDENT INVESTMENT PROPERTY - Situated within a PRIME student location is this FIVE-bedroom HMO which is PRE-LET for the upcoming 2023/24 academic year achieving a 7.1% gross return! This property has been a student property since circa 2009 and has been a great earner over the years! EPC - D

- Student Investment Property
- Five Bedrooms
- Bathroom & Separate Shower Room
- Modern Kitchen
- Garden
- Pre - Let for 2023/24 Academic Year
- Close Proximity to the Streatham Campus & City





67 OXFORD ROAD, ST JAMES, EXETER, DEVON, EX4 6QX

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.

This student investment property has stood the test of time and has been rented for circa 14/15 years to students. Oxford road briefly comprises an entrance vestibule, entrance hall, bedroom one, bedroom two, kitchen and the living room on the ground floor. To the first floor is a landing, bedroom three, bedroom four, bedroom five, a shower room and separate bathroom. To the rear is a raised patio and garden.

DIRECTIONS

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

SITUATION

The property lies within St James an area where there is an abundant number of student homes and additionally situated within close proximity of the University of Exeter's main Streatham Campus, the City of Exeter's High Street & Cathedral all being approximately within 1.5 miles of the properties location. There are a range of convenience stores close by situated within walking distance.

AGENTS NOTES

Please note that the garage and a second garden are not part of this sale. If you wanted to buy the garage and second garden this is under separate negotiation.

Important Information

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band C (Exempt)

Sale By: Private Treaty

Rental & Yield: £37,440.04 - 7.1% Yield

Guide Price: £525,000

Type of Property: Mid Terrace

EPC Rating: Energy Efficiency Rating D.

Services: Mains electric, gas, water and drainage.

Star Investment Properties

6 Northernhay Place

Exeter

Devon

EX4 3QJ

Website: www.starinvestmentproperties.com

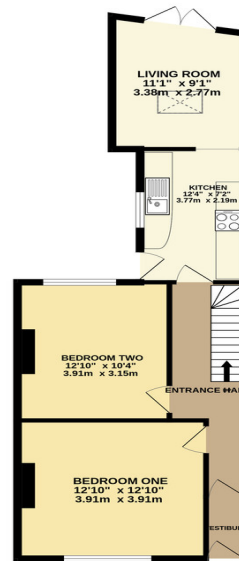
Email: info@StarInvestmentProperties.com

Telephone: 01392 492072

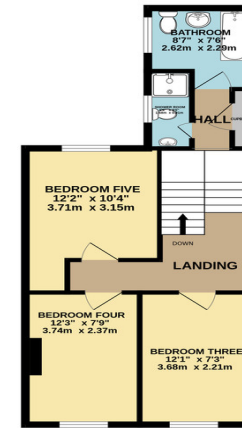




GROUND FLOOR



1ST FLOOR



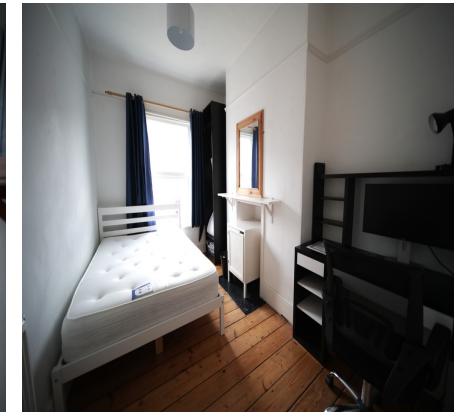
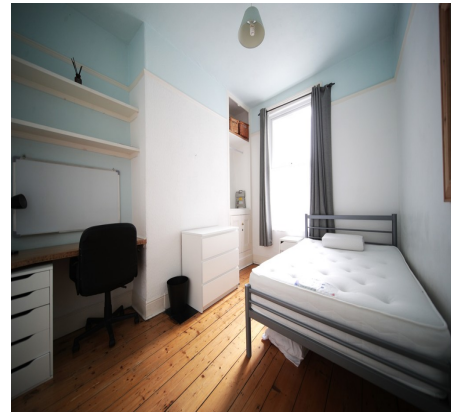
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given by their operators or efficiency can be given.
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DIRECTIONS

From our city centre offices situated in Northernhay Place, turn left onto Bailey Street.

At the traffic lights proceed straight ahead onto Longbrook Street, continue past Harry's restaurant and then turn right just before the mini roundabout onto York Road.

Continue you along York Road and take the second left into Oxford Road – the property will be located on the left-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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