



White House, 100 Pennsylvania Road, Exeter, EX4 6DQ
Asking Price £1,700,000



Student HMO Investment Opportunity
Seize the chance to own two exceptional HMO properties in the heart of Exeter's thriving student community. This rare investment opportunity includes a 12-bedroom HMO and a 4-bedroom HMO, situated in the prime student location with excellent access to the city's university, amenities, and transport links. Designed to meet the high demand for student housing, these properties offer modern interiors, spacious communal areas, and excellent rental potential, making them ideal for investors seeking strong and consistent returns in a sought-after market.

Rental income: £150,000/year for both.
These properties are PRE-LET for the academic year 2025/26.

Investment Highlights:

Location: Strategically located near universities, public transport, and student amenities.
Income Potential: Combined properties generate an excellent gross rental yield, with room for further rental growth.
Condition: Both properties are well-maintained, with modern furnishings and recent updates to communal areas.
No Vacancy Rates: High demand for student accommodation in the area ensures consistent occupancy.
HMO Licenses: Both properties hold valid and up-to-date HMO licenses, meeting all relevant legal and safety standards.

This dual-property portfolio offers a turn-key investment opportunity with substantial income potential in the student rental market. Contact us today for more information or to arrange a viewing!

- 12-BED AND 4-BED HMO PROPERTIES FOR SALE
- 'GOLDEN TRIANGLE' PRIME STUDENT LOCATION
- PRE-LET FOR ACADEMIC YEAR 2025/26
- HIGH-YIELD INVESTMENT
- OFF-ROAD PARKING
- LICENSE AND SAFETY REGULATIONS APPROVED



Main 12-bedroom Student HMO

Bedrooms

12 spacious, furnished double bedrooms.

Communal Areas

A spacious, fully equipped communal kitchen with plenty of storage and a huge living area designed for student living.

Bathrooms

8 bathrooms, some of which are ensembles. All with modern fixtures.

Coach House 4-bedroom HMO

Bedrooms

4 spacious, furnished double bedrooms.

Bathrooms

One guest w/c downstairs, and a shared bathroom upstairs.

Communal Areas

A newly fitted open kitchen/diner space, with an island which provides plenty of storage. A living space adjacent for the students.

Parking

4 Off-road parking spaces available.

Compliance

Fully HMO licensed and compliant with all current safety regulations.

Operational Costs

Ask Agent for more details.

Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any









Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

3895.8 ft²

Reduced headroom

117.85 ft²

(1) Excluding balconies and terraces

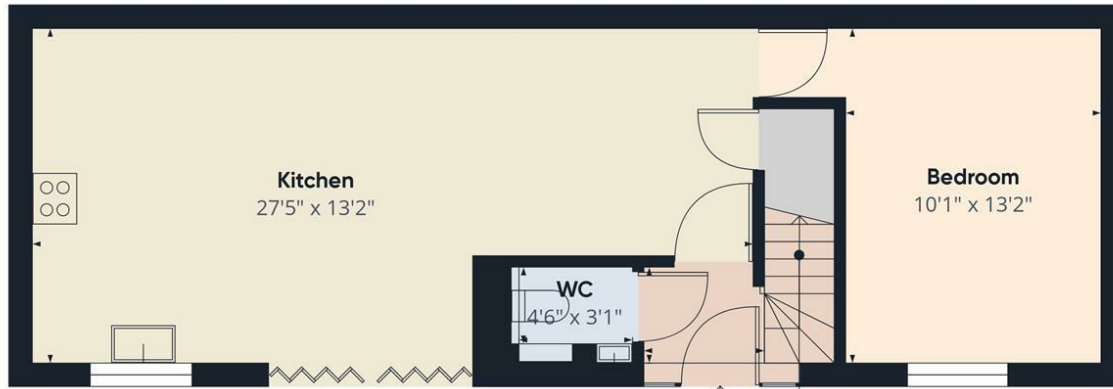
Reduced headroom

..... Below 5 ft

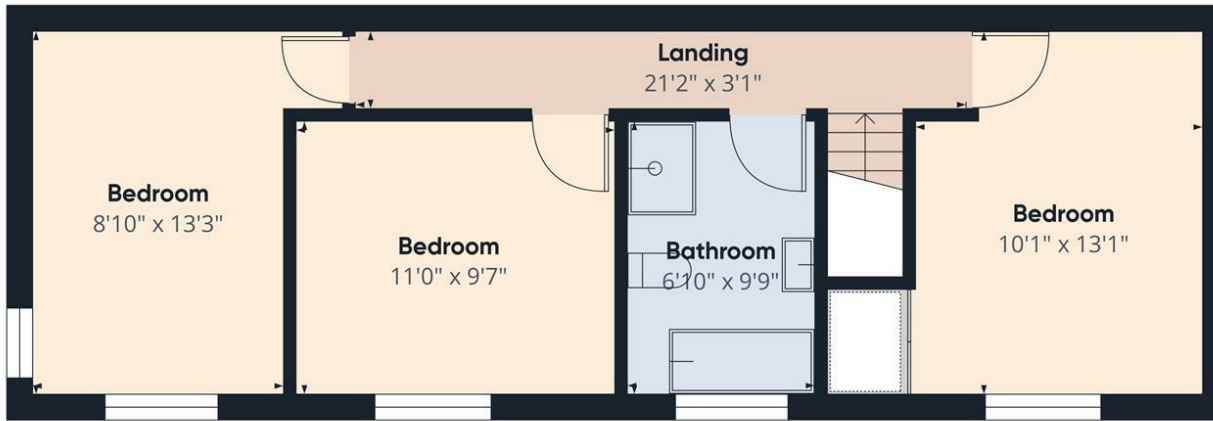
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor



Floor 1



Approximate total area[®]
1021.5 ft²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 