

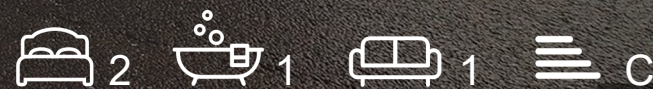


FRANCIS LOUIS
Residential



Union Road, Exeter, EX4 6HX

Price Guide £190,000





Union Road

Exeter, EX4 6HX

Modern & Stylish Basement Flat – Ideal for Investors in Exeter

• LET FOR 25/26

Discover the perfect student living space with this contemporary basement flat, ideally situated in one of Exeter's most sought-after student locations. Offering a blend of modern convenience and stylish design, this property is perfect for students looking for comfort and accessibility.

Key Features:

Spacious Open-Plan Kitchen & Living Area (16'2" x 12'0") – A bright and inviting space, ideal for relaxing or entertaining.

Two Well-Sized Bedrooms:

Bedroom 1 (11'2" x 15'0") – Generously sized, perfect for comfortable living.

Bedroom 2 (5'11" x 14'10") – A versatile space suitable for studying or sharing.

Modern Bathroom (6'6" x 4'4") – Sleek design with high-quality fittings.

Hallway Storage Space (9'4" x 4'3") – Additional room for keeping essentials organized.

Garden- A lovely outdoor space for the residents, only accessible to the flat.

Excellent Location – Close to Exeter University, local amenities, and transport links.

Efficient Layout – Maximizes space for a comfortable student lifestyle.

Rental Income: £15,600/year. Bills exclusive.



Lease
125 years from 1988.

Service charge/Ground Rent
£30/year for both.

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 representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.

The current tenancy ends 1st August 2025 and NEXT YEAR IS LET 1st September on 52 week contract.

Why Choose This Flat?

- Perfect for students looking for a stylish yet practical home.
- Close proximity to the university, cafes, supermarkets, and nightlife.
- Well-connected to public transport for easy access around Exeter.
- Safe and secure basement flat with a modern interior.

Don't miss out on this fantastic student accommodation opportunity!
Contact us today to arrange a viewing.

Contact: Olivia at Francis Louis Sales- 01392 243077





Floor Plans



Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map

