



102 Union Road, Exeter

Guide Price £625,000 | £4,434 pcm

HR HELLIER
RIDLEY

102 Union Road

INVESTMENT PROPERTY (Gross yield 7.6% increasing to 7.8% next yr) - A spacious 6 bedroom townhouse located in a prime student area.

This property is situated on Union Road, only a short walk to the uni campus as well as the city centre. It has 6 good size double bedrooms, a spacious open plan kitchen/diner and a large living room. The property is well presented throughout and has been well maintained by the vendor, it has gas central heating, adequate kitchen, washing facilities including a dishwasher, washing machine and tumble dryer. To the rear of the house is a gravelled garden with a seating area and bike storage.

The house has been well looked after with plenty of reinvestment to ensure it's in good condition, recently the bay windows to the front have been replaced along with new gutters/facias and repainting.

Tenancy / income details:

- Current tenants 25/26 = £166pw / £47,586 total on an 11 month tenancy (bills excluded, except broadband which the LL provides)
- Next years tenants 26/27 = £170pwpp / £48,774 total on an 11 month tenancy (bills excluded, except broadband which the LL provides)

To arrange a viewing please give us a call.

Tenure: Freehold

All of the furniture and appliances are included in the sale.

The property has an HMO licence for 6 people and a C4 Planning Consent Certificate of Lawfulness.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approx Gross Internal Area
152 sq m / 1633 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Hellier Ridley

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