



**28 Chute Street, Exeter**

Guide Price **£380,000** | 4 bedroom student investment

**HR** HELLIER  
RIDLEY

# 28 Chute Street

Exeter, Exeter

An excellent opportunity to acquire an established and stable 4 bedroom, 4 bathroom student HMO investment property generating a gross return of 7.8%. This student property is let for the 2025/26 academic year and will generate an annual gross income of £29,656. It's a 4 bedroom terraced house in touching distance of the city centre, perfect for anyone studying at the main campus or St Lukes. The property has been kept to an excellent standard, all of the bedrooms are doubles and 3 of them have en-suite bathrooms, the other has exclusive use of the ground floor shower room. There is a large modern kitchen, living room and garden for all of the rooms to share. The property is located Newtown, popular for its local shops, pubs, parks and close proximity to the city centre. With an EPC rating of C the property is energy efficient and ready for the upcoming legislation changes.

The fire alarm is currently serviced twice yearly and the alarm checked by a professional company on a monthly basis. The potential rent for 26/27 academic year is £30,580 (£160pwpp)

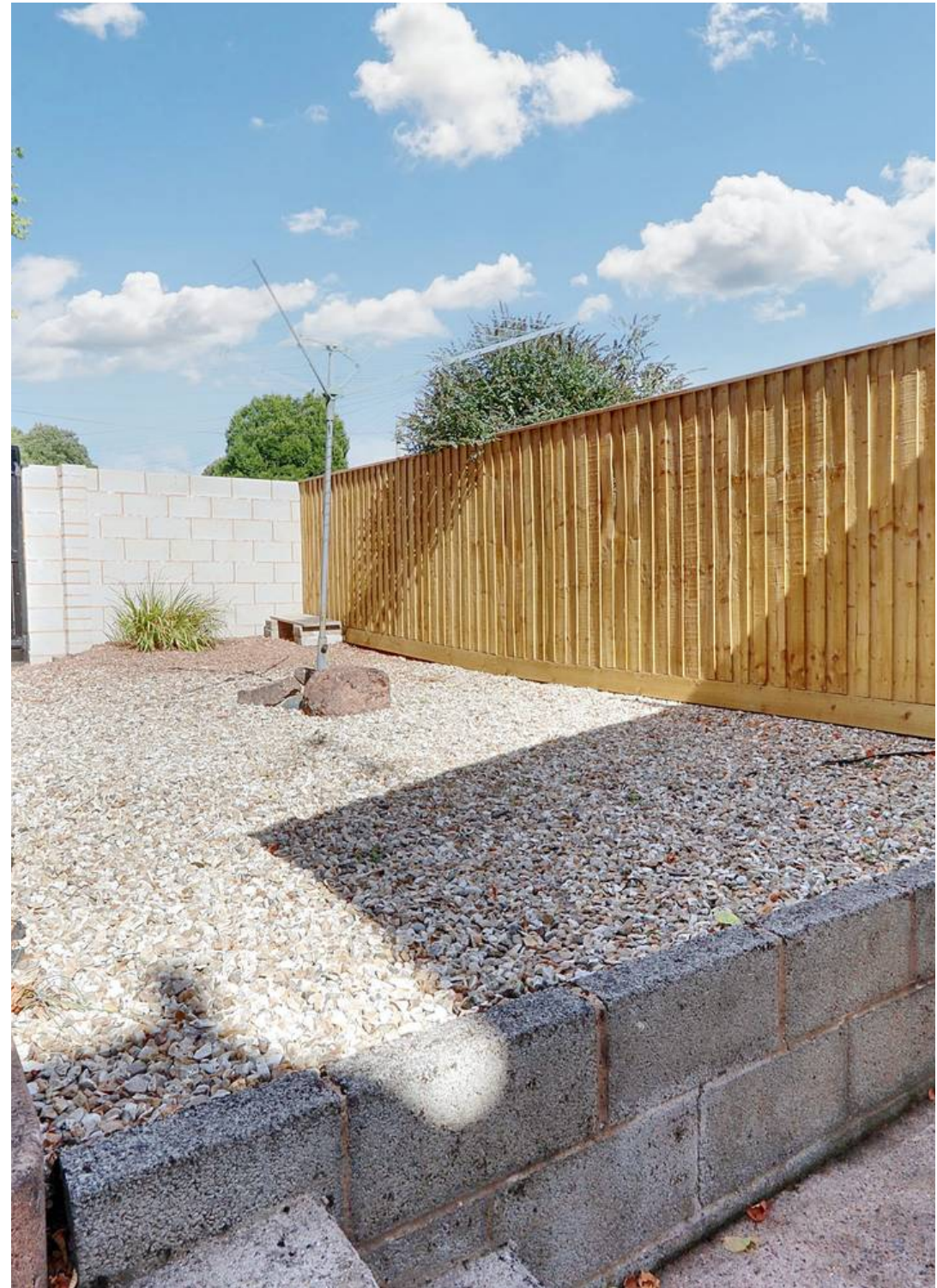
The property will be sold with a full set of modern furniture and appliances.

Utilities and Services: Mains metered water, gas and electric.

Parking: Residential permits available.

Tenure: Freehold

At 4 bedrooms this property doesn't require an HMO Licence, however it is fully equipped with fire doors, mains powered fire alarm system and other elements should that requirement change in the future.





Approx Gross Internal Area  
105 sq m / 1134 sq ft



**Hellier Ridley**

Elmbrook House New North Road, Exeter - EX4 4LA

01392 340936 • info@hellierridley.co.uk • www.hellierridley.co.uk



Disclaimer: These particulars are provided for guidance only and do not form part of any offer or contract. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective buyers or tenants should verify all information independently.