



102 Union Road, Exeter

Guide Price £625,000 | HMO Investment

HR HELLIER  
RIDLEY



# 102 Union Road

Exeter, Exeter

INVESTMENT PROPERTY (Gross yield 7.6%) - 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.

The property is currently let to a group of 6 students at a rate of £165pwpp. Tenants are also signed up for the 25/26 academic year at £166pwpp / £47,586 total for the 11 month tenancy, the rent is exclusive of all utilities except for broadband which the landlord provides. For full historic rental figures please get in touch, owing to it's popular location it's always been quick to let and we anticipate a further rent increase for the 26/27 academic year.

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

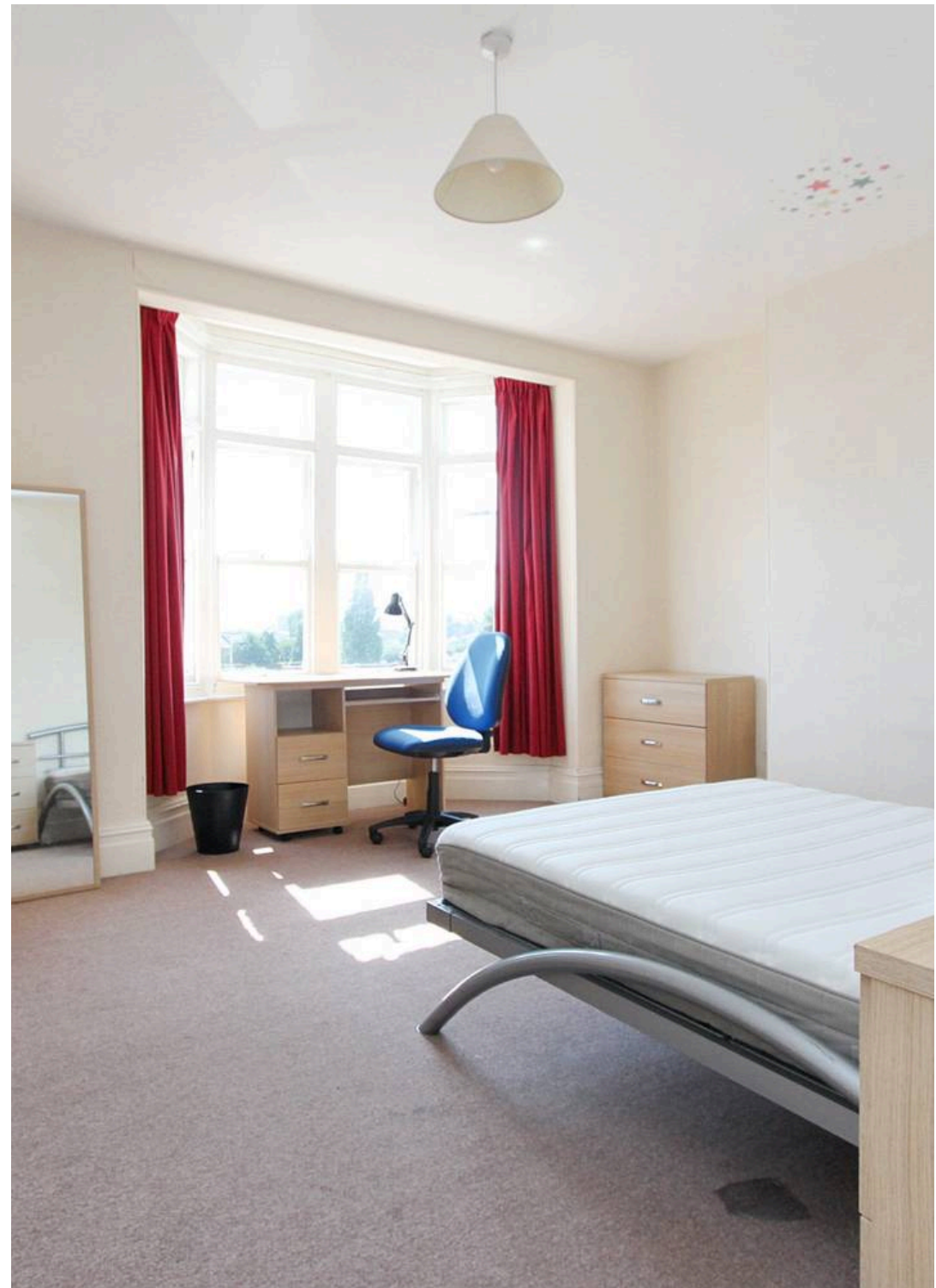
The property has a HMO licence for 6 people. It has long established use as a student let and the vendors have submitted a planning application to obtain a C4 Planning Consent Certificate of Lawfulness.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







Approx Gross Internal Area  
156 sq m / 1679 sq ft



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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