



naomi j ryan  
estate agents



Investment Property



Bedrooms: 4



Bathrooms: 1 &  
Separate WC



Receptions: 1



Gas Central Heating



On Street Permit  
Parking



Enclosed Rear Garden



Council Tax Band: C

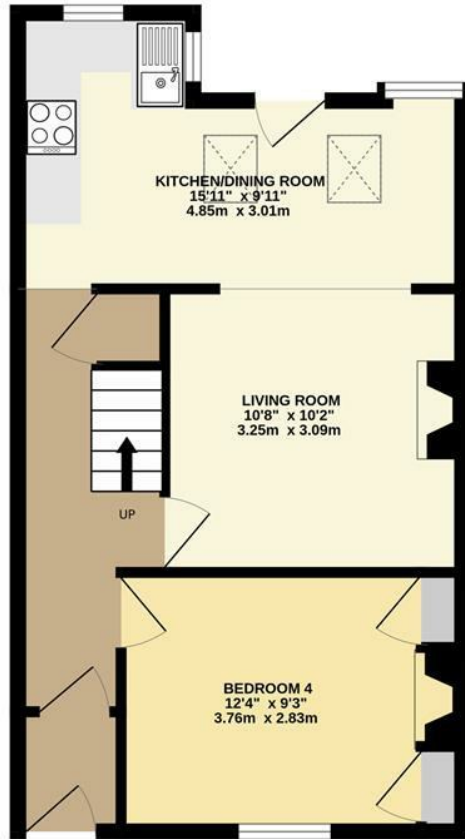
£350,000 Freehold

Sandford Walk,

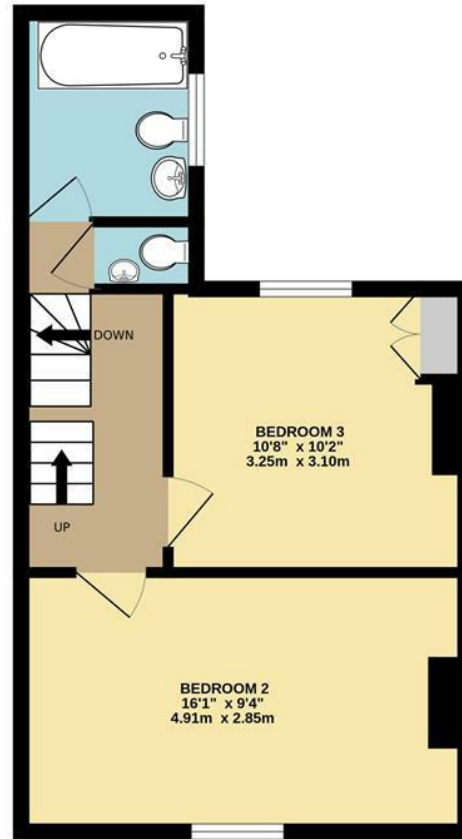
Newtown, Exeter, EX1 2ES

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SUMMARY

A superb opportunity to purchase this well-presented four-bedroom student investment property in this prime position for local amenities. The property is let from 1 September 2024 to 31 July 2025 at a gross rental of £27,091 for the 11 months. The house is well located for access to the City Centre, St Lukes University Campus and the Royal Devon & Exeter Hospital.

The spacious accommodation comprises entrance hall, open plan living/dining room with modern kitchen area, ground-floor double bedroom, first-floor bathroom and separate WC, and three further double bedrooms.

Outside is an enclosed courtyard garden with pedestrian access to the rear. Early internal viewing is highly recommended.

## AGENTS NOTE

The property is let from 1 September 2024 to 31 July 2025 at a gross rental of £27,091 for the 11 months. The owner currently manages the gas and electricity payments and an allowance of £2,000 is included in the gross amount. Any overspend/underspend is dealt with at the end of the agreement. The net income will be £25,091, generating a gross rental yield of 7.1%.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

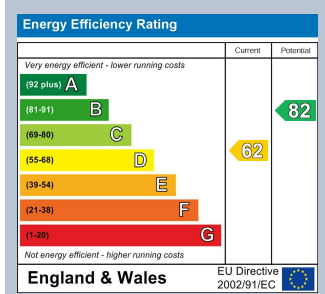
## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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