



56 and 57 Richmond Court, Exeter, EX4 3RD  
Offers Over £1,000,000

Richmond Court offers a rare opportunity to acquire two identical student investment properties, sold together and producing a strong combined income in an exceptional Exeter city centre location.

Situated within the well regarded Richmond Court development, the properties enjoy a peaceful, traffic-free setting just 50 metres from Exeter Central Station, moments from the High Street and within easy walking distance of the University. This prime central position remains one of the most resilient and desirable locations for student demand.

Both houses are modern freehold four bedroom townhouses, arranged over three floors and configured in exactly the same way. Each property is rated EPC C and benefits from one allocated parking space, a valuable feature in such a central location. Both are operated as four bedroom student HMOs, with tenants paying all utility bills directly, and are pre-let for the 2026/27 academic year, providing immediate income security from completion.

Each property generates an income of £35,000 per annum, offering a strong and reliable return from day one. Both properties have been successfully operated as small HMOs for over 20 years and benefit from CLEUD certificates, confirming lawful HMO use within this Article 4 restricted area and providing a high level of planning certainty in a tightly controlled central location.

Internally, the accommodation is practical, low-maintenance and well suited to shared occupation. Each property provides a kitchen/dining room with access to a private courtyard garden, a separate ground floor reception room and WC, four generous double bedrooms and a modern family bathroom. The layouts are well proven for long-term student letting.

There is clear scope to increase rental income further by converting the existing ground floor reception rooms in each house into additional fifth bedrooms. On this basis, the combined rental income could rise to approximately £91,500 per annum.



## Income Breakdown – 56 & 57 Richmond Court

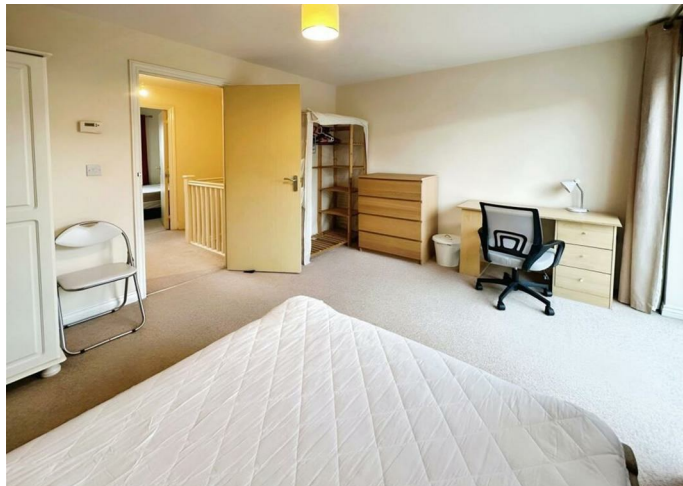
In their four-bedroom configuration, the properties are well proven as long-term student investments. There is further scope to enhance income by converting the existing ground floor reception rooms in each house into additional fifth bedrooms. On this basis, the combined annual rental income could increase to approximately £91,500, materially improving overall yield.

Each house benefits from an allocated parking space, which may also be let separately, creating a further supplementary income stream in this highly constrained central location.

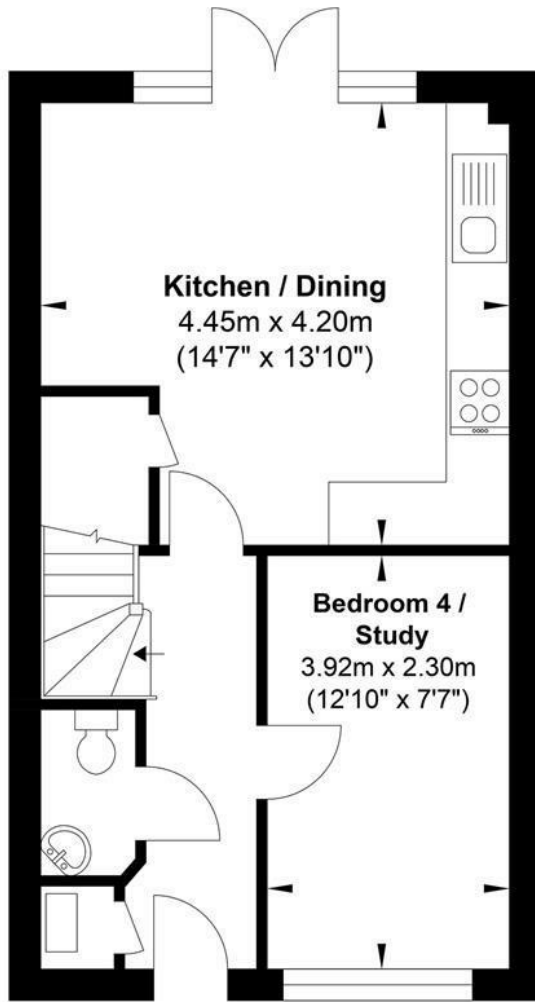
Both properties are being sold fully furnished, with all remaining furniture included within the sale, allowing an incoming investor to continue student or mixed-use letting immediately with no additional capital outlay.



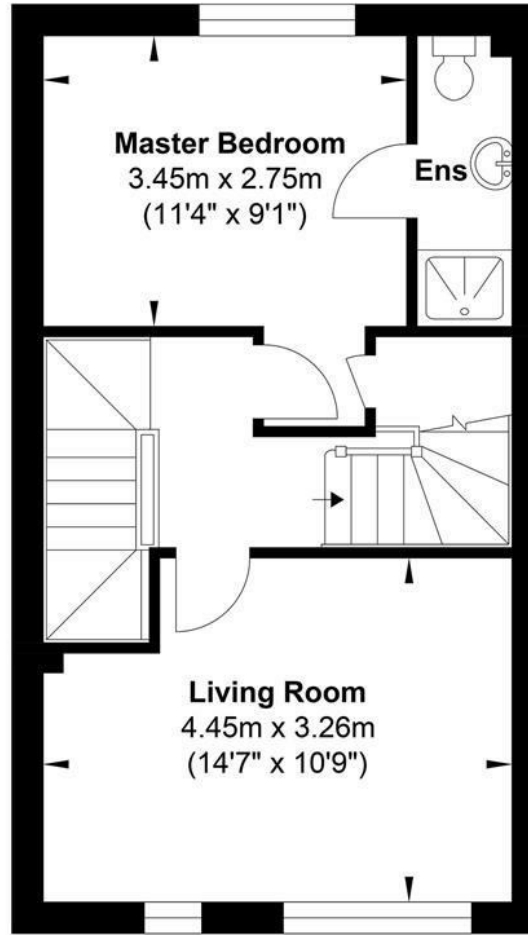
- Two Modern four bedroom student HMOs in an exceptional Exeter city centre location
- Combined NET rental income: £70'400 with a 4 bed configuration
- Pre-let for the 2026/27 academic year
- Operated as a small HMO for over 20 years
- Benefits from a CLEUD, confirming lawful HMO use
- Potential to increase combined Net income to approx. £90,000 by using the reception rooms (no planning permission required) as fifth bedrooms( No planning permission required)
- Arranged over three floors with practical, low-maintenance accommodation
- 56 & 57 Richmond Court – two identical student investment properties, sold as a pair
- Rental figures are for a 11 month tenancy and tenants paying all bills separately.
- Prime Exeter city centre location within the well regarded Richmond Court development



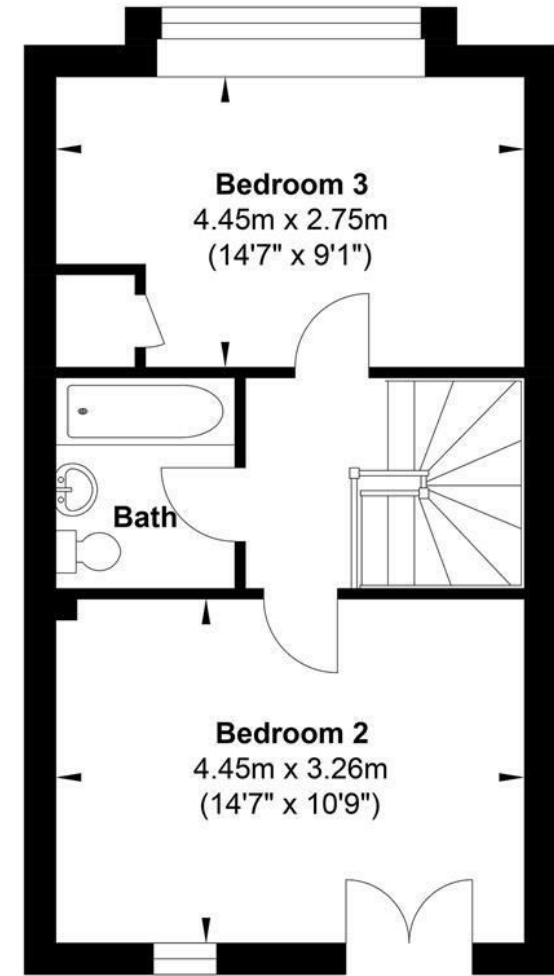




**Ground Floor**



**First Floor**

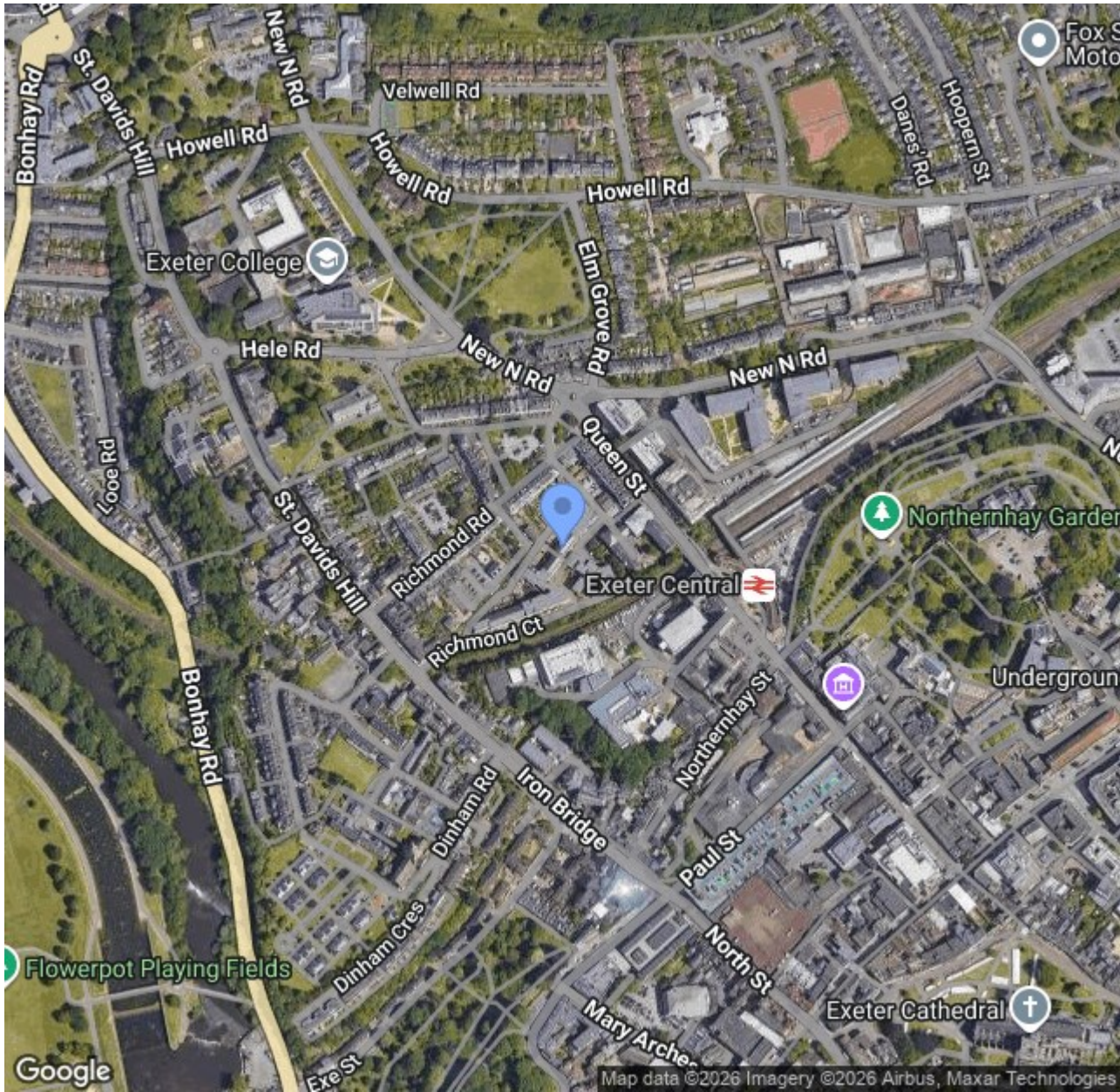


**Second Floor**

**Gross Internal Floor Area : 110.72 m2 ... 1191.78 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.





Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG  
t. 01392 243077 | e. info@francisloUIS.co.uk | www.propertysoftwaregroup.com