



naomi j ryan
estate agents



Student Investment
House



Bedrooms: 4



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street Permit
Parking



Courtyard



Council Tax Band: C

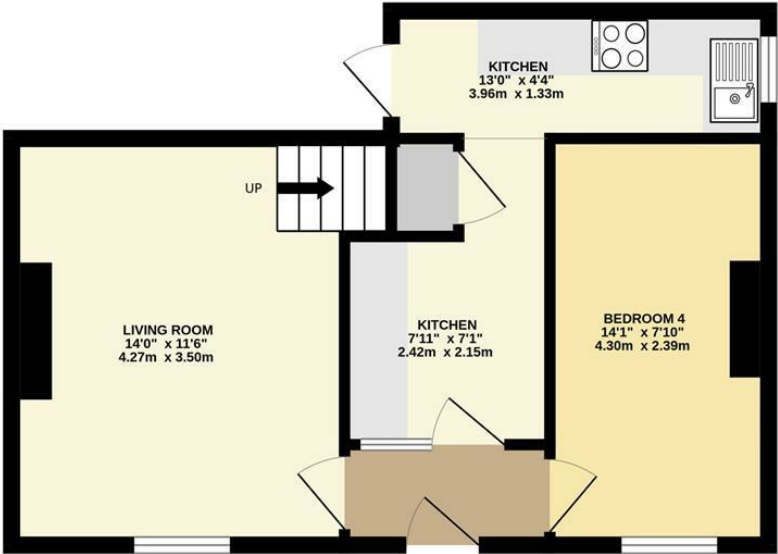
Guide:

£300,000 - £325,000 Freehold

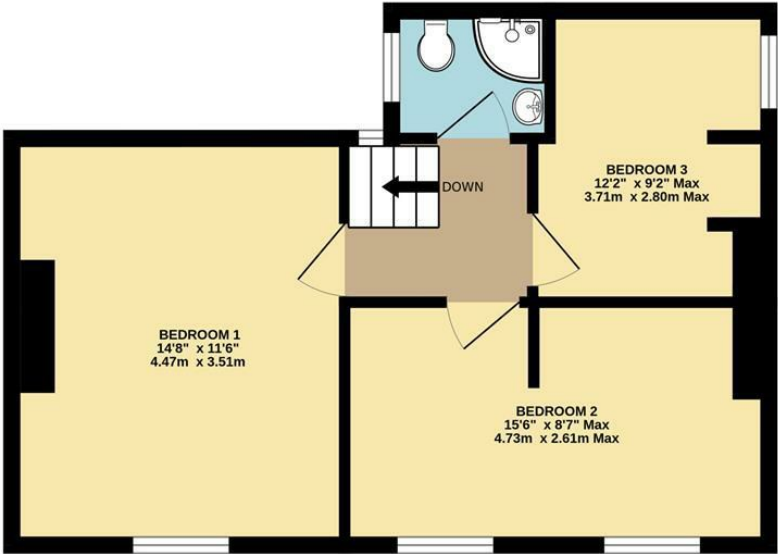
1 Well Street,
St James, Exeter, EX4 6QR

www.naomijryan.co.uk

GROUND FLOOR



1ST 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

Guide Price £300,000 - £325,000:

A superb opportunity to acquire this spacious and well-maintained four-bedroom student investment property, ideally located close to a range of local amenities. The property is let for the 2026/27 academic year, generating a gross rental income of £27,840 (exclusive of bills) and offers convenient access to both the City Centre and the University Campus.

The accommodation comprises an entrance hall, a generous living room, a separate kitchen, and a ground-floor double bedroom. The first floor features three further double bedrooms and a shower room.

Externally, the property benefits from a small enclosed walled courtyard.

AGENTS NOTE

The property is let for the 2026/27 Academic Year for £27,840 (£145pppw over 48 weeks) exclusive of bills. This produces a gross rental yield of 8.56% (based on £325,000).

For the remaining academic year of 2026, the property has two rooms let at £170pppw, inclusive of bills, up to 31/07/2026.

MATERIAL INFORMATION

Information provided by our client:

Construction notes: Solid walls, small section of a flat roof

Utilities: Mains water, electricity, gas, and drainage. Current broadband provider EE.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

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.



