

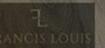


FRANCIS LOUIS
Residential



West Street Mews, Exeter, EX1 1BB

Price Guide £265,000





West Street Mews

Exeter, EX1 1BB

- Rooftop Terrace
- Open plan lounge/kitchen/dining room
- Great location
- 1st September 2025 to 16th August 2026 generating £24,000 NET
- Two shower rooms
- Two bedrooms
- Great Investment property
- Pre-let for the 2026–2027 academic year at the same net rental income

Guide Price £265,000–£275,000 – INVESTMENT PROPERTY – A superb two double bedroom city centre maisonette offering an excellent opportunity for investors seeking a strong and reliable rental asset. The property is currently let from 1st September 2025 to 16th August 2026 generating £24,000 NET, and has already been pre-let for the 2026–2027 academic year at the same net rental income, secured early due to strong demand, demonstrating its consistent and dependable investment performance.

Situated in the heart of Exeter City Centre, the property offers spacious and well-presented accommodation arranged over two floors. Internally, the home features a bright open-plan lounge, kitchen and dining area, creating a sociable living space ideal for modern tenants. There are two generous double bedrooms, one benefiting from its own en-suite shower room, alongside a second contemporary shower room serving the remaining accommodation.

A standout feature of the property is the private rooftop terrace, providing a rare and highly desirable outdoor space seldom found in city centre apartments and further enhancing its rental appeal.

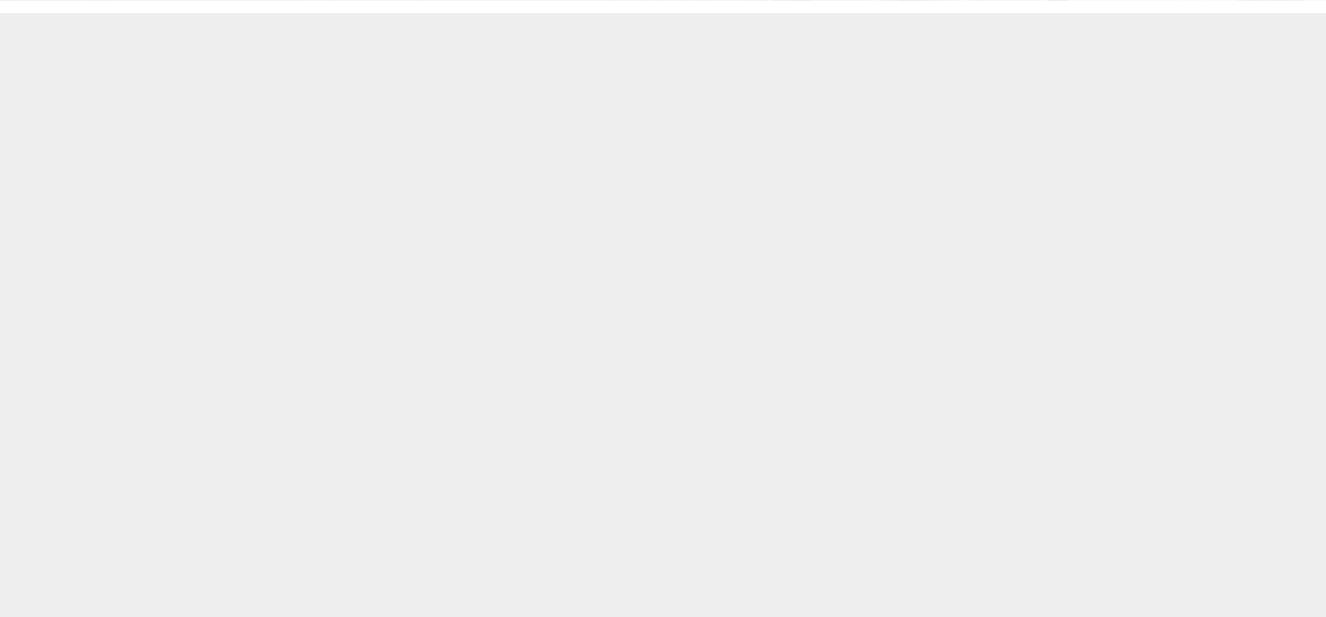
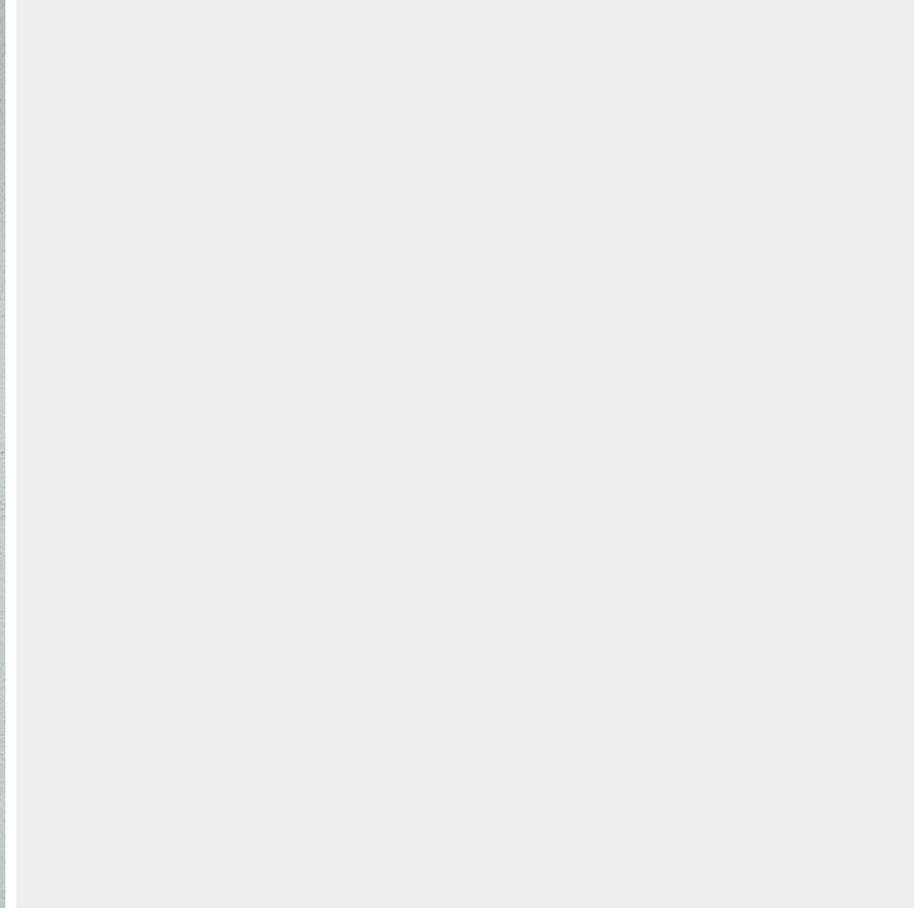
With its prime central location, strong rental history and tenancy secured well in advance, this property represents a highly attractive and dependable investment opportunity in one of Exeter's most sought-after rental markets.



Lease Information.

Lease was 999 years from 2004/ The ground rent is £75 per year and the service charge is £100 per month.







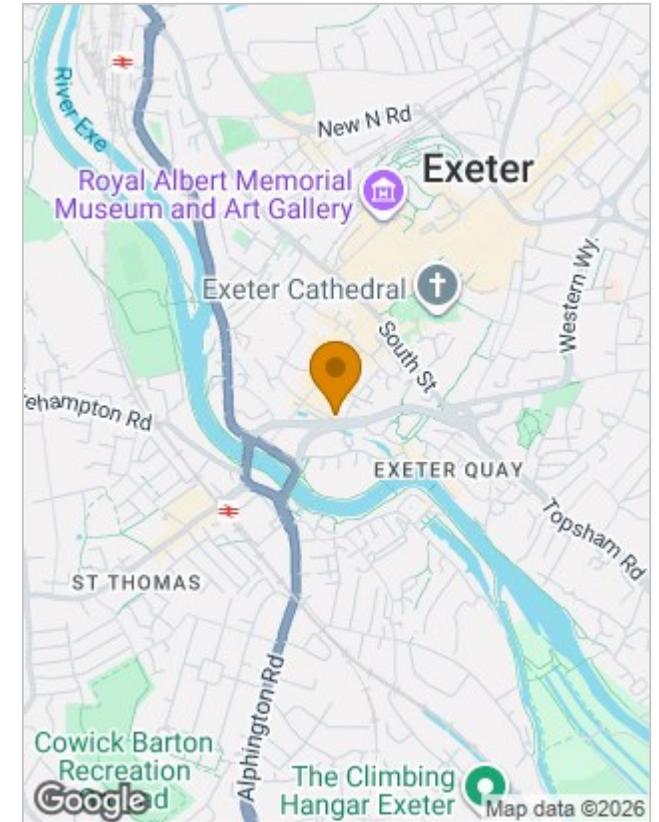
nippers
children's hairdressing

GATWALK

Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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