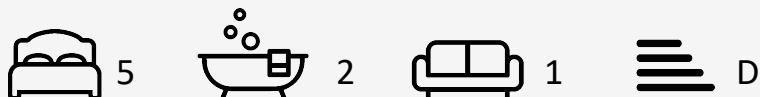




6 Iddeleigh Road, Exeter, EX4 6LY

Asking Price £375,000



A well-configured five bedroom student investment property generating a gross rental income of £32,500 per annum and already pre-let through to August 2026, providing immediate and secure income from day one. The house is set up specifically for student occupation, with good bedroom sizes and practical shared living space, and benefits from a newly installed kitchen completed approximately 12 months ago, significantly reducing near-term capital expenditure and improving tenant appeal.

This is a turnkey, income-producing asset in the student sector, suited to investors seeking stable returns with the next letting cycle already secured and key upgrading works recently completed.

- Five bedroom student investment property
- Fully pre-let until August 2026
- Reduced near-term capital expenditure required
- Gross rental income of £32,500 per annum
- New kitchen installed approximately 12 months ago

