



Connells

York Terrace
Exeter



Property Description

Located within a conservation area on York Terrace, Exeter, this substantial five-bedroom HMO presents an excellent opportunity for investors seeking a well-located and highly lettable property. Positioned within easy walking distance of the city centre and mainline railway station, the property is ideally situated to attract tenants, particularly students attending the University of Exeter.

The accommodation is arranged over three floors and offers a practical and well-balanced layout. On the ground floor, there is a modern fitted kitchen with access to a rear courtyard garden, along with a communal living/dining area providing a sociable space for occupants. A large double bedroom is also located at the front of the property.

The first floor comprises two further bedrooms, in addition to two separate bath/shower rooms, offering convenience for multiple occupants. Stairs then rise to the second floor, where two additional bedrooms complete the accommodation.

Externally, the property benefits from a low-maintenance rear courtyard, ideal for tenant use.

This is an ideal investment opportunity for those looking to acquire a property in the heart of Exeter, with strong rental demand and excellent proximity to local amenities, transport links, and the university.

Agents Notes

There is an easement on the title, please enquire with the branch.

The owner advises that the property is currently let to students and that for 2026/27 it is let to 5 students for a total annual rent of £41,250.

Living Room

Double glazed rear aspect window, inset space under stairs for tumble dryer, wall mounted radiator.

Kitchen

Double glazed side aspect window and rear aspect door, modern wall and base units, work surfaces, electric oven, gas hob with extractor over, sink unit.

Bedroom 2

Double glazed front aspect window, fireplace, wall mounted radiator.

First Floor Bedroom 1

Two double glazed front aspect windows, corner wash hand basin, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed side aspect window, bath with shower over, boiler, low level toilet, wash hand basin, heated towel rail.

Shower Room

Double glazed side aspect window, low level toilet, shower, wash hand basin, heated towel rail.

Second Floor Bedroom 4

Double glazed front aspect window, wall mounted radiator.

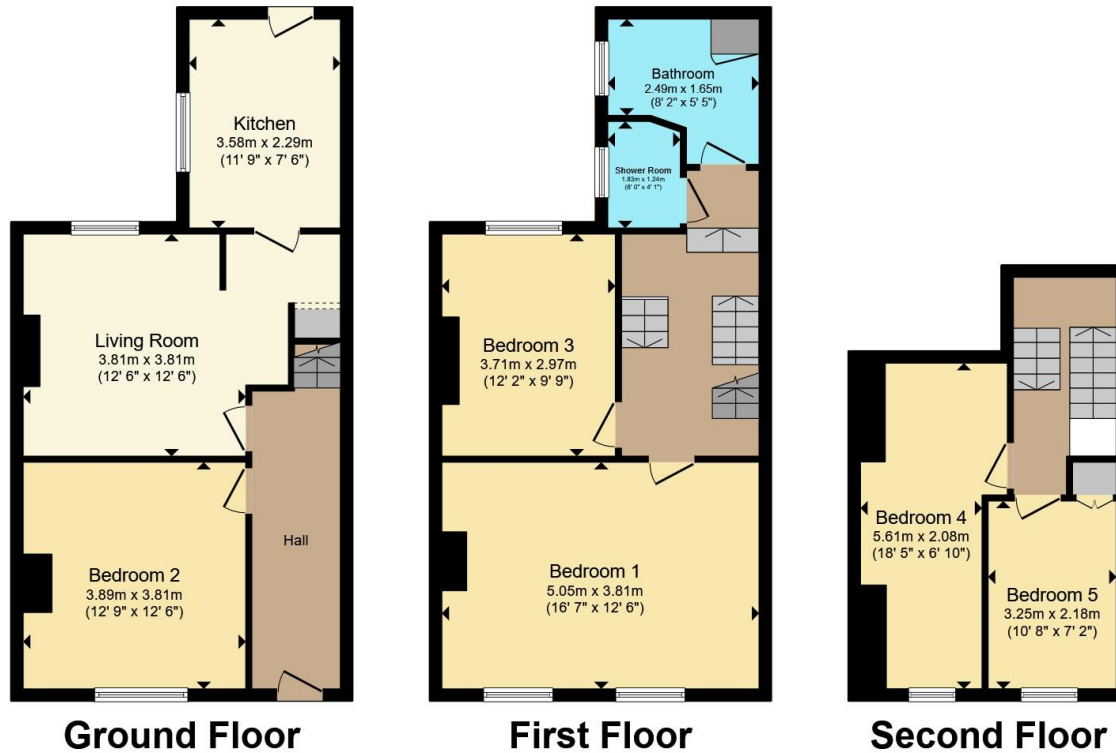
Bedroom 5

Double glazed front aspect window, fitted wardrobe, wall mounted radiator.

Rear Garden

Small patio area to rear.





Total floor area 130.8 m² (1,408 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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8-9 South Street
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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/EXR317620

Tenure: Freehold



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