



4



1



2

110 Monks Road, Exeter, Devon, EX4 7BQ



SOUTHGATE
ESTATES

£360,000





110 Monks Road, Exeter, Devon, EX4 7BQ

An ideal investment opportunity situated in a convenient position in Monks Road, Exeter, making this a fantastic spot for both student letting and to professional sharers. The property is let to students for the current 2026/27 academic year, achieving £2,600 per month (£150 per person, per week). This represents an excellent investment opportunity with a strong and consistent yield in a popular student location.

The internal accommodation is arranged over two floors and briefly comprises an entrance hallway leading through to a spacious living room, a ground floor double bedroom, and a generous kitchen/dining room with access to the rear. The ground floor also benefits from a separate utility room and a shower room. To the first floor are three further well-proportioned double bedrooms and the main bathroom.

The area of Mount Pleasant has the advantage of a number of amenities nearby, including GP surgeries, convenience stores and green spaces. Exeter's city centre is also just a short walk away, providing a good number of high street shops, restaurants and cafes. In addition, the location is ideal for access to both the Streatham university campus, as well as St Lukes, and Polsloe Bridge train station.

We are advised by the vendors that this property has been in use as a student house since 2008.





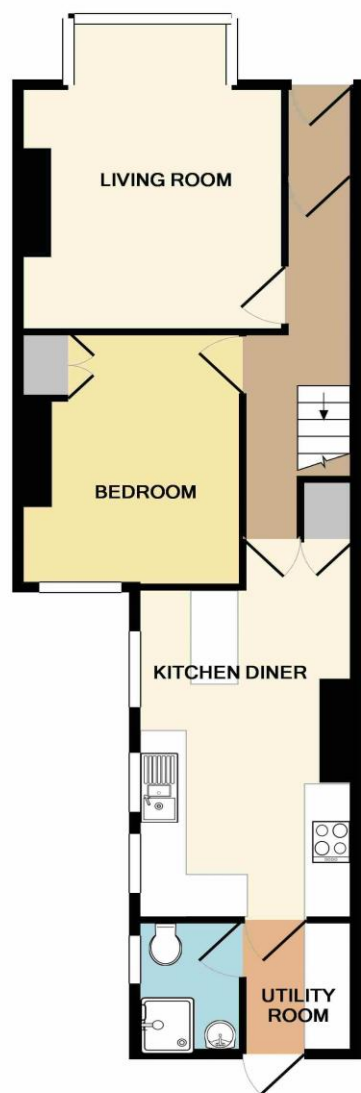
Accommodation The front door opens into an entrance hallway providing access to the principal ground floor rooms. The living room is situated to the front of the property and offers a comfortable communal space for tenants. Adjacent is a well-sized double bedroom overlooking the rear. The kitchen/dining room is a generous space fitted with a range of wall and base units, work surfaces, and space for appliances, along with ample room for dining. A door leads through to the utility room, which in turn provides access to the ground floor shower room and rear of the property, and has a washing machine and a new condensing tumble dryer. To the first floor, there are three further double bedrooms, all of good proportions, offering ample space relaxing and study. The accommodation is completed by a bathroom comprising a bath with shower over, wash basin and WC.

Outside To the rear of the property is an enclosed garden, providing pleasant and low maintenance outdoor space.

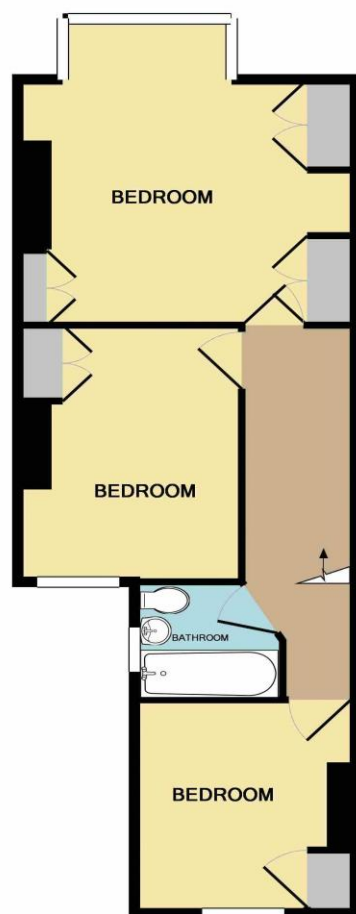
Property Information Tenure: Freehold. Council tax band: C. Planning Usage: The agents understand that this property has been continually used as C4 House of Multiple Occupancy for in excess of 10 years. The vendor will provide a full evidence package to enable a Certificate of Lawful Use to be sought at the point of agreement of any sale.

- *4 Bedroom Student House*
- *Investment Opportunity*
- *Excellent Location*
- *Low-Maintenance Garden*
- *Development/Extension potential to increase no. of Bedrooms*
- *Close to Streatham & St Lukes Campus*





GROUND FLOOR



1ST FLOOR

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
Made with Metropix ©2019

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk



SOUTHGATE

ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.