



25 Sandford Walk, Exeter, EX1 2ES

Price Guide £300,000



A fantastic opportunity to acquire a well-located four-bedroom student investment property in the heart of central Exeter, offering immediate income with future owner-occupier potential.

The property is currently let as a four-bedroom student house and generates £24,000 per annum, with the tenants responsible for all utility bills, delivering an attractive 8% return. The house is well laid out and includes a communal living room, fitted kitchen, four generous bedrooms and a bathroom arranged over three floors, making it an established and easy-to-manage student investment in a consistently strong rental location.

The accommodation is well presented throughout and benefits from a practical layout that has proven popular with students, ensuring continued demand and reliable income. Its central position places the property within easy walking distance of the city centre, university campuses, transport



- Four-bedroom student investment property located in central Exeter
- Attractive 8% return
- Well-established student let in a consistently high-demand location
- Currently generating £24,000 per annum
- Tenants pay all utility bills, maximising net income
- Low-maintenance, ready-to-go investment with income from day one