



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 6



Bathrooms: 2



Receptions: 1



Gas Central Heating



On Street Permit
Parking



Rear Garden



Council Tax Band: D

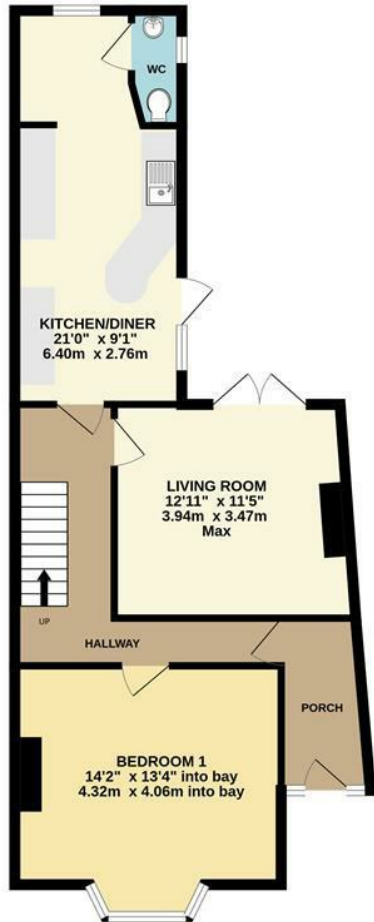
£525,000 Freehold

Pinhoe Road,

Mount Pleasant, Exeter, Devon, EX4 7HR

www.naomijryan.co.uk

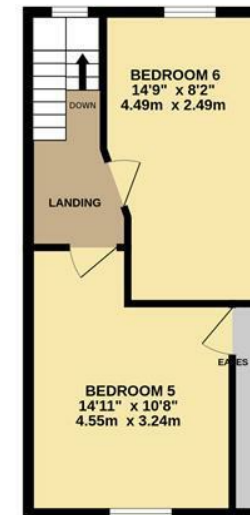
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2026



SUMMARY

A substantial six-bedroom HMO investment opportunity for sale in Mount Pleasant, let for the current and the next academic year. The property is generating an income of £41,613 for the current academic year up to the end of July 2026. From 1st September 2026, the property is let at £45,738, exclusive of bills.

This well-presented property is situated in the highly convenient location of Mount Pleasant. The property is within walking distance of the City Centre, St Luke's and Streatham University Campuses, and the Royal Devon and Exeter Hospital.

Arranged over three floors, the accommodation comprises an attractive entrance porch with feature stained glass windows and decorative tiled flooring, hallway, communal living room, modern open plan kitchen/dining room with utility recess and ground floor cloakroom. There is one double bedroom on the ground floor, three bedrooms on the first floor and a further two bedrooms on the second floor. There are two shower rooms on the first floor.

Outside is an enclosed and low-maintenance rear garden which is laid with decorative stone chippings. There are two garden sheds, one of which provides access to a rear access pathway - ideal for bike access.

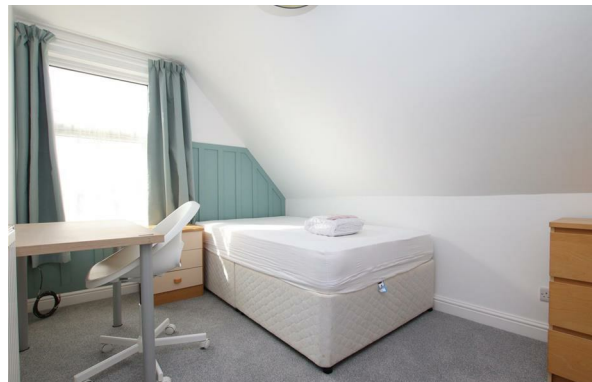
Early internal viewing is recommended for this excellent investment opportunity. A 360 Virtual Viewing is also available to view online.

AGENTS NOTE

The property is generating an income of £41,613 for the current academic year up to the end of July 2026. From 1st September 2026, the property is let at £45,738, exclusive of bills. The property is currently providing a gross rental yield of 7.5% for the current academic year. The gross rental yield for 2026/27 is projected to be 8.3%.

REFERRAL FEE DISCLOSURE

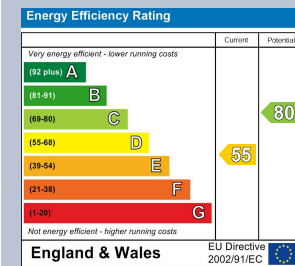
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899