



naomi j ryan
estate agents



House Of Multiple
Occupancy



Bedrooms: 6



Bathrooms: 2



Receptions: 1



Gas Central Heating



On Street Permits



Enclosed Rear Garden



Council Tax Band: C

£600,000 Freehold

10 Springfield Road,

St James, Exeter, EX4 6JL

www.naomijryan.co.uk



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.
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SUMMARY

A superb six-bedroom HMO investment opportunity, currently generating a gross rental yield of 7.6%, let at £46,079 for the 25/26 academic year over 11 months (exclusive of bills). The owner covers the water utility charges. Currently let agreed for the 26/27 academic year at £51,840 (exclusive of bills) generating a gross rental yield of 8.6%. Located in this prime position on Springfield Road, the property is within walking distance of the City Centre, St Luke's and Streatham University Campus, and the Royal Devon and Exeter Hospital.

The property has been well-maintained by the existing owners and has accommodation comprising an entrance hall, living room, open-plan kitchen/dining room, six double bedrooms, two shower rooms, and an enclosed rear garden.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

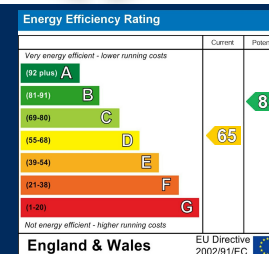
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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





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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