



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](http://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.  
Made with Metropix ©2025





## 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). Currently let agreed for the 26/27 academic year at £51,840 (exclusive of bills) generating a gross rental yield of 8.6%. The owner covers the water utility charges. 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.





