



56 Richmond Court, Exeter, EX4 3RD
Offers Over £500,000

This modern four bedroom townhouse represents a high-performing, low-maintenance student investment in an exceptional Exeter city centre location, offering immediate income security together with clear and achievable rental growth.

Situated within the well regarded Richmond Court development, the property enjoys a rare combination of peace and convenience. This attractive, traffic-free setting lies just 50 metres from Exeter Central Station, moments from the High Street, and within easy walking distance of the University, making it one of the most consistently popular locations with student tenants.

The property is a freehold house, rated EPC C, and benefits from one allocated parking space, a valuable asset in such a central location. It is operated currently as a four bedroom student HMO, generating an annual income of £35,200, with tenants paying all utility bills directly. The house is already pre-let for the 2026/27 academic year, providing immediate certainty and a secure income stream from completion.

Arranged over three floors, the accommodation is well suited to shared occupation. The ground floor provides a spacious kitchen/dining room with direct access to a private, low-maintenance courtyard garden, along with a separate reception room and WC. The upper floors offer four generous double bedrooms and a modern family bathroom. The layout is practical, durable and designed for straightforward long-term management.

The property has been operated as a small HMO for over 20 years and benefits from a CLEUD (Certificate of Lawful Existing Use or Development), confirming lawful HMO use within this Article 4 restricted area, providing a high level of planning certainty in a tightly controlled central location.

There is clear scope to increase the rental income to £44,000 per annum by using the existing ground floor reception room as a additional fifth bedroom

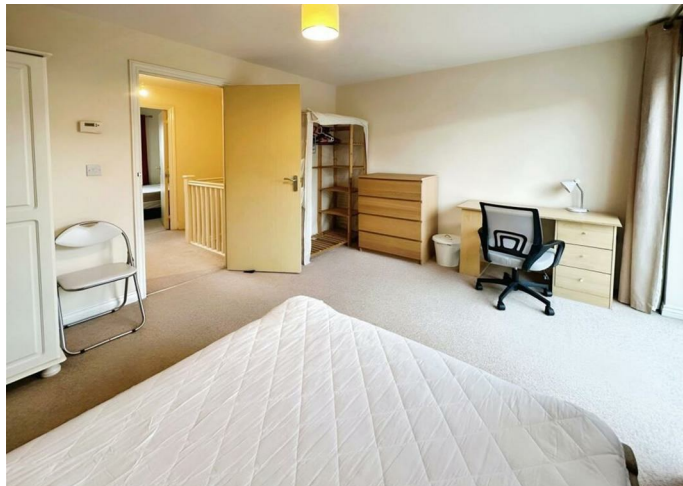


The allocated parking space may also be let separately, providing an additional supplementary income stream in this highly constrained central location.

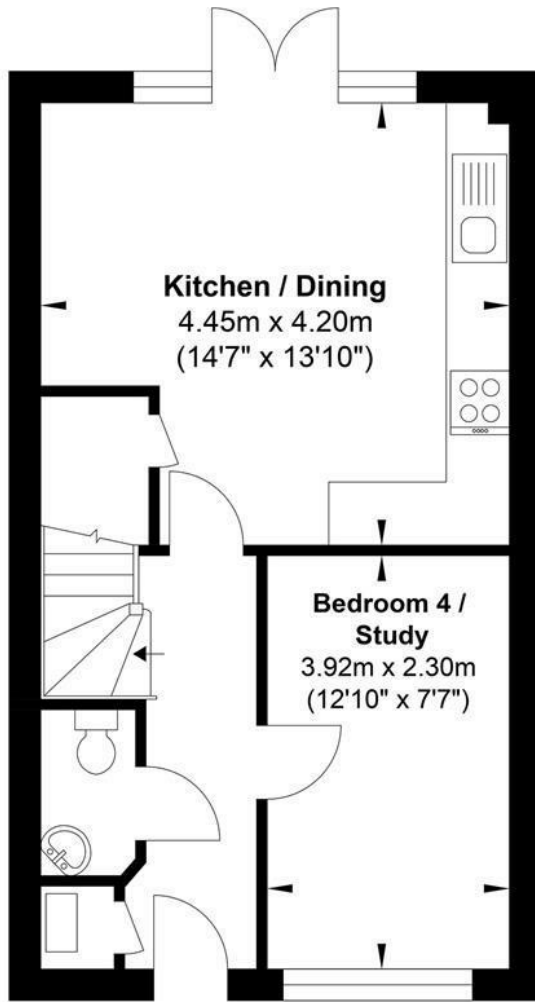
The property is being sold fully furnished, with all remaining furniture included, allowing an incoming investor to continue letting immediately with no additional capital expenditure.



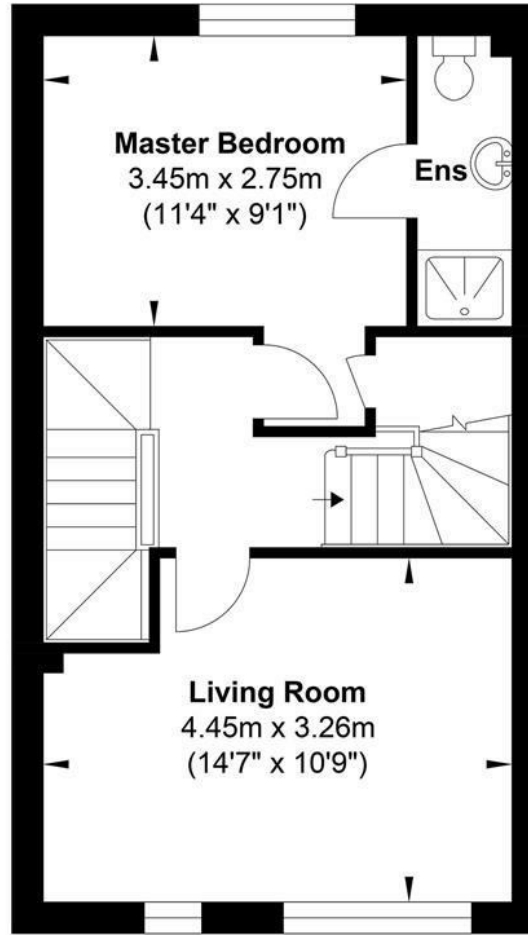
- Modern four bedroom student HMO in an exceptional Exeter city centre location
- Net Rental income: £35,200 per annum- 4 Bed Configuration
- Pre-let for the 2026/27 academic year
- Operated as a small HMO for over 20 years
- Benefits from a CLEUD, confirming lawful HMO use
- Net Rental Income £44'000 per annum- 5 bed configuration (No Planning permission required)
- Arranged over three floors with practical, low-maintenance accommodation



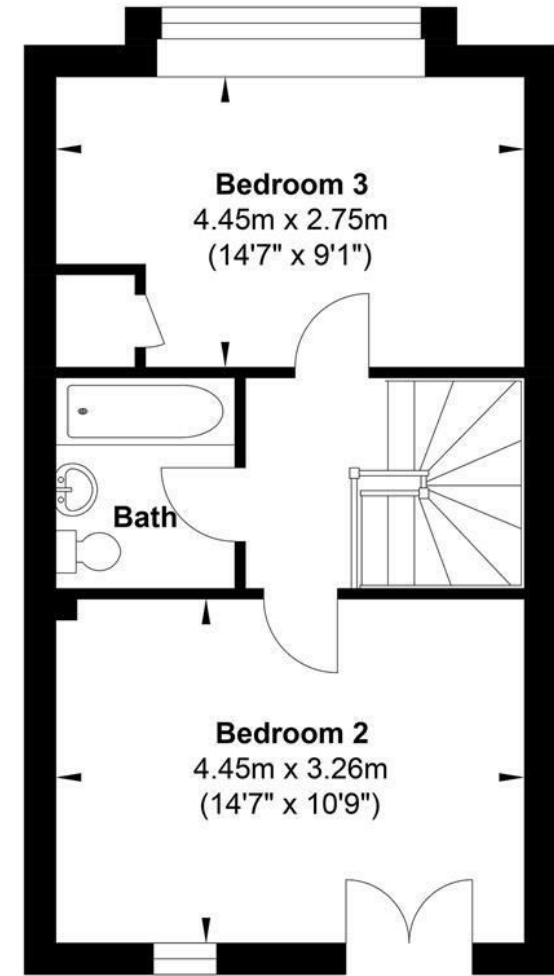




Ground Floor



First Floor

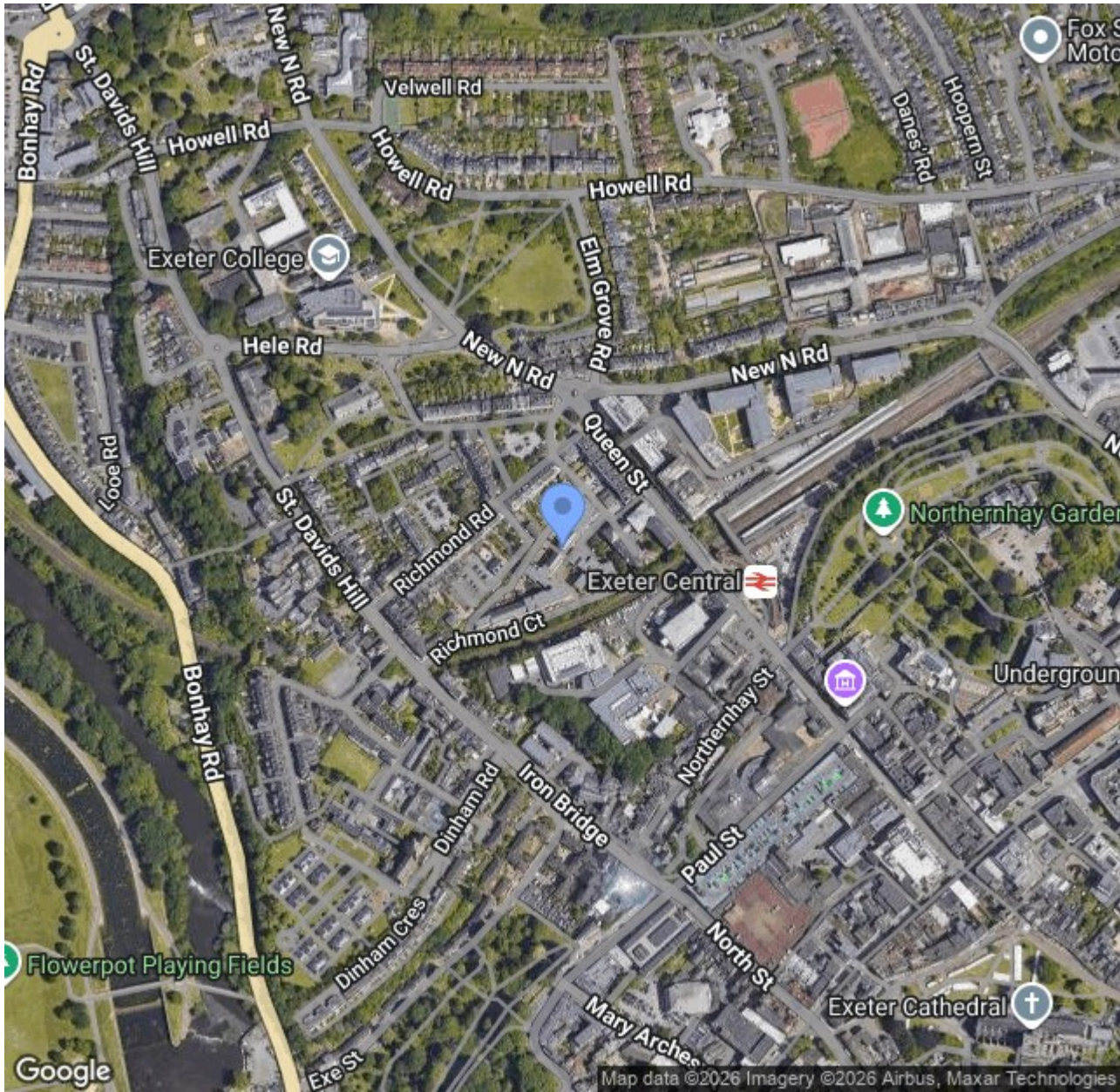


Second Floor

Gross Internal Floor Area : 110.72 m2 ... 1191.78 ft2

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.





Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG
t. 01392 243077 | e. info@francisloUIS.co.uk | www.propertysoftwaregroup.com