



New Bridge Street, Exeter, EX4 3AH

Price Guide £600,000

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New Bridge Street

Exeter, EX4 3AH

Guide Price- £600,000-£650,000

New Bridge Street, Exeter – A six-bedroom student HMO with an attached one-bedroom studio apartment, offering an attractive investment opportunity with a combined gross rental income of £60,320 per annum.

The main six-bedroom HMO generates £49,920 per annum and is already pre-let for the upcoming academic year, providing investors with the benefit of agreed rental income for the forthcoming academic period.

Complementing the main property is an attached one-bedroom studio apartment, generating a further £10,400 per annum. This additional accommodation provides a second income stream, enhancing the overall investment appeal and offering the potential to benefit from two rental incomes within one acquisition.

The combined gross annual rental income of £60,320 makes this an appealing opportunity for investors seeking an established student property investment in Exeter.

Situated on New Bridge Street, the property benefits from a convenient location within the city, with access to a range of shops, cafés, restaurants, local amenities and transport links. Exeter's established student population and university presence continue to support demand for student accommodation across the city.

With the six-bedroom HMO already pre-let for the forthcoming academic year and the studio apartment generating additional rental income, this property presents an opportunity to acquire an investment with two complementary income streams in an established rental market.

This is an attractive proposition for investors looking to expand their portfolio with a student HMO and additional studio accommodation in Exeter.

Early enquiry is highly recommended.



- Six-Bedroom Student HMO Investment
- Attached One-Bedroom Studio Apartment
- Combined Gross Rental Income of £60,320 Per Annum
- HMO Income of £49,920 Per Annum
- HMO Pre-Let for the Upcoming Academic Year
- Studio Apartment Income of £10,400 Per Annum
- Convenient Exeter City Location
- Strong Student Rental Appeal



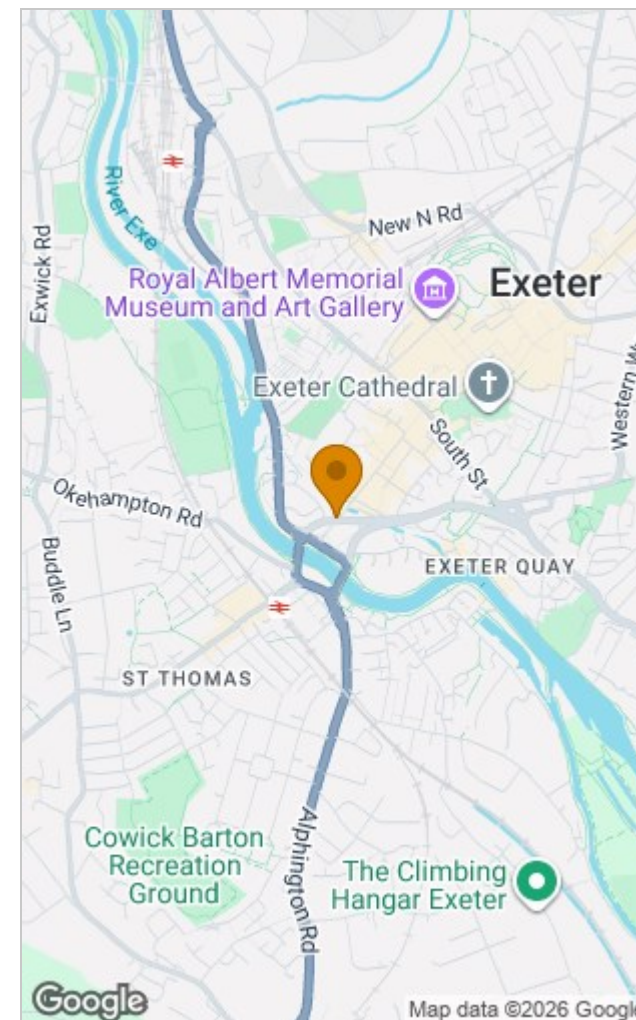




Floor Plans



Location Map



Viewing

Please contact our Francis Louis Student Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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