

Springfield Road, Exeter, EX4 6JL

Price Guide £650,000

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Springfield Road

Exeter, EX4 6JL

Springfield Road, Exeter – A six-bedroom student HMO offering an attractive investment opportunity, generating a net annual income of £57,720.

Recently renovated approximately two years ago, this six-bedroom student property is ideally positioned at the upper end of Springfield Road, within close proximity to the University of Exeter. The property benefits from a well-established student location and a layout designed to accommodate six students comfortably.

The accommodation comprises six generously sized double bedrooms, a kitchen/dining room, an additional communal reception room, a bathroom and a separate shower room. Externally, the property further benefits from an enclosed rear garden, providing valuable outdoor space for tenants.

The property is currently let for the 2026/27 academic year, generating a net annual income of £57,720. Furthermore, it is already pre-let for the 2027/28 academic year at the same net income, offering investors the advantage of secured forward rental income and reduced void-period exposure.

Situated on Springfield Road, the property benefits from a highly convenient position close to the University of Exeter, making it well suited to the student rental market. The surrounding area provides access to local amenities, transport links and the wider facilities of Exeter city centre.

With its six double bedrooms, communal accommodation and established rental income, this property presents an appealing opportunity for investors seeking a substantial student HMO in a sought-after Exeter location.

Early enquiry is highly recommended.





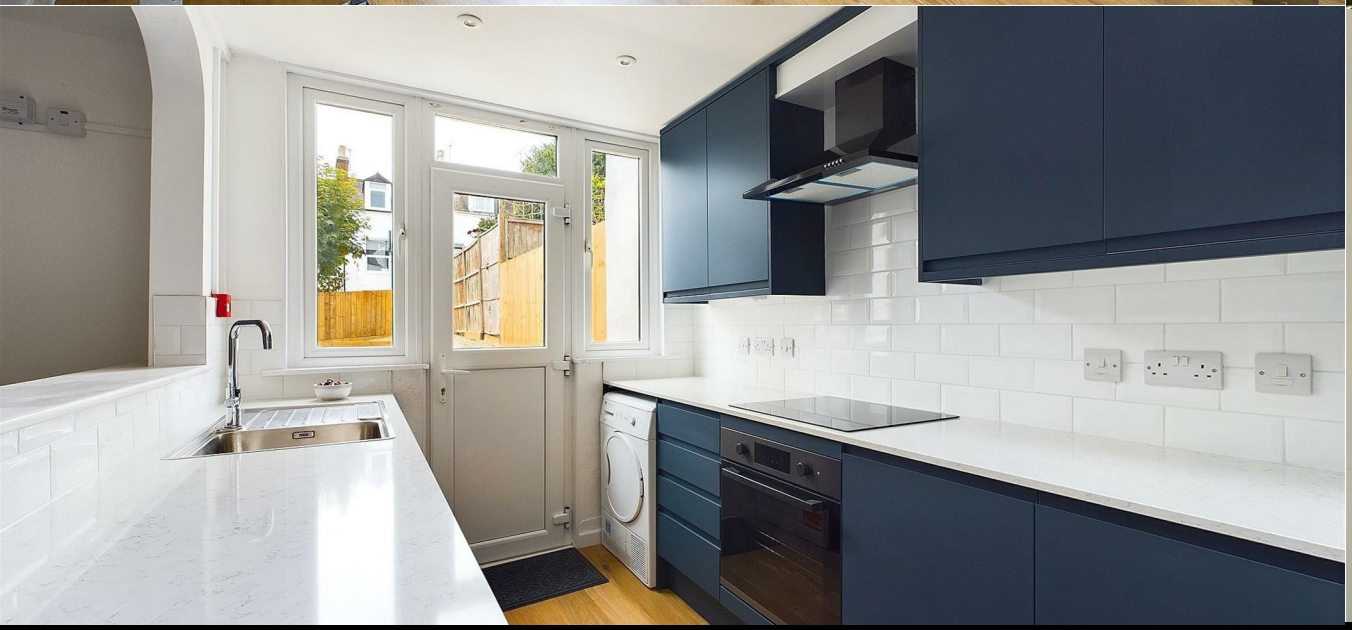
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- INVESTMENT OPPORTUNITY
- PRE LET FOR 2027/28 ACADEMIC YEAR
- SOUGHT AFTER STUDENT LOCATION
- NEWLY REFURBISHED
- 2 COMMUNAL ROOMS
- 6 DOUBLE BEDROOM











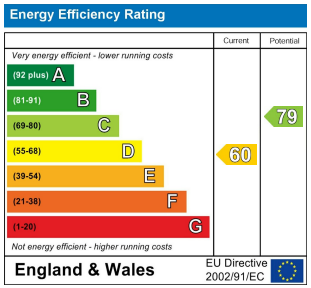
Floor Plans



Location Map



Energy Performance Graph



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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