



Pinhoe Road, Exeter, EX4 7HS

£380,000

A rare investment opportunity to purchase a three-bedroom student flat with tenants in situ, fully let for the 2026/2027 academic year at an annual rental income of £30,720.

Winkworth

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This well-proportioned property is offered with tenants in situ with contracts signed for the next academic year 2026–2027, generating an annual income of £30,720.

Description

The accommodation is arranged over three floors and benefits from gas-fired central heating. Internally, the property comprises a living room, kitchen, four double bedrooms, and a bathroom. Externally, there is a fully enclosed rear garden with rear access.

Ground Floor

Entrance lobby leading through to the main hallway with radiator and staircase to the first floor.

The living room features a double-glazed bay window to the front aspect, decorative coving, and radiator.

A ground floor double bedroom overlooks the rear garden.

The kitchen is fitted with a range of wall and base units and includes a stainless steel sink with mixer tap, washing machine, and electric cooker. A wall-mounted boiler supplies the hot water and central heating system. There is a useful understairs cupboard housing the gas and electric meters, a rear-facing window, radiator, and a door providing access to the garden.

First Floor

Landing with access to a fully insulated loft space.

Double bedroom with rear aspect window, fitted wardrobes, and radiator.

Bathroom comprising a panelled bath with shower over, pedestal wash hand basin, low-level WC, obscure-glazed side window, and radiator.

Second Floor

Two further double bedrooms, one benefiting from built-in storage. Front and rear aspects, both with radiators.

Outside

The rear garden is fully enclosed and low maintenance, predominantly laid to lawn, with gated access to a rear service lane.



At a Glance:

Investment property with tenants in situ

Fully let for the academic year 2026–2027

Annual rental income of £30,720

Four double bedrooms

Fitted kitchen with appliances

Enclosed rear garden

Popular rental layout suitable for students

PROPERTY INFORMATION:

COUNCIL TAX: Band C

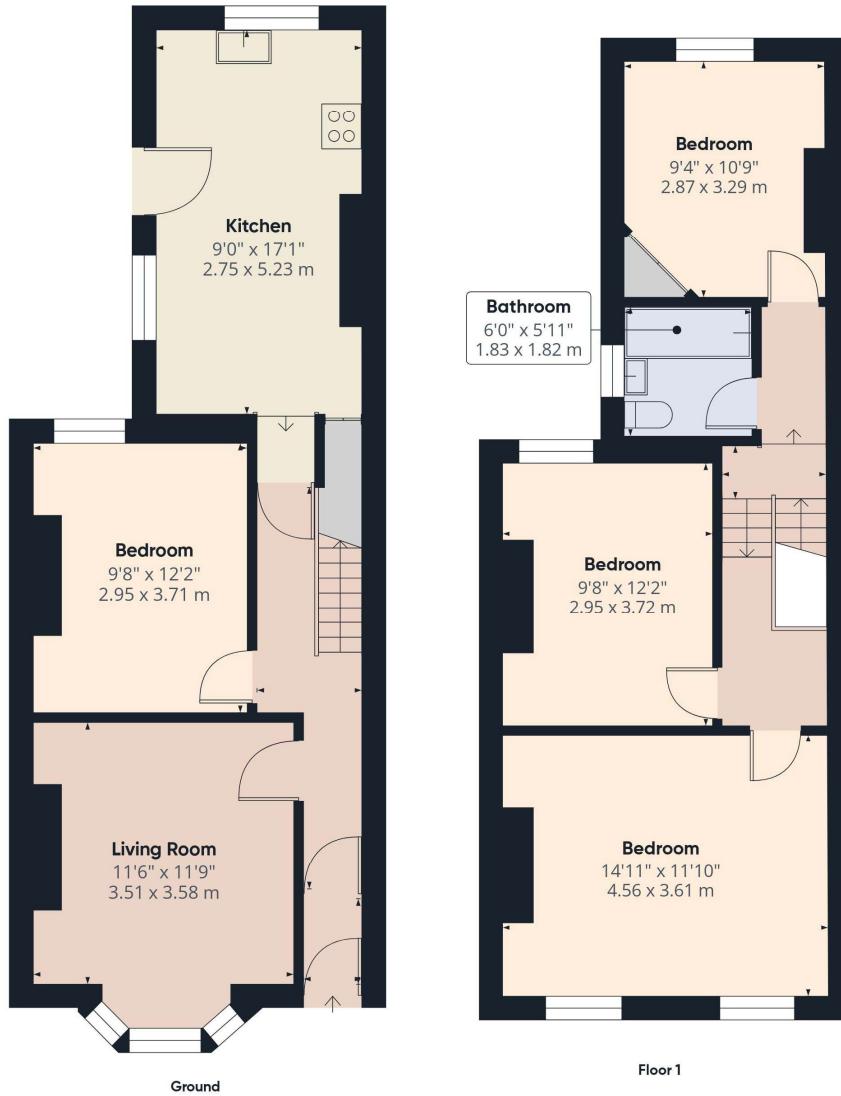
SERVICES: Mains Electric, Water & Drainage.

HEATING: Gas Central Heating

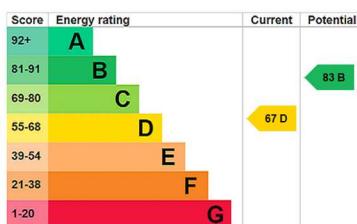
BROADBAND: Full Fibre Broadband. Checked on Openreach February 26.

MOBILE: Signal Dependant on Provider

TENURE: Freehold



PLEASE NOTE:



Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

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