



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.

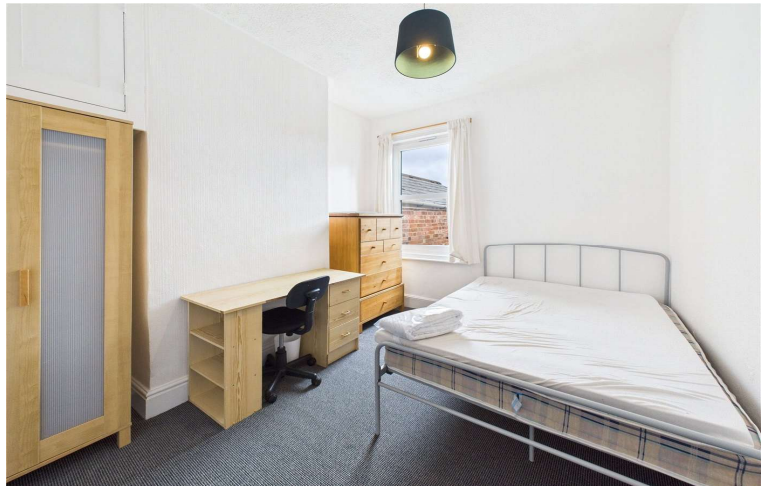
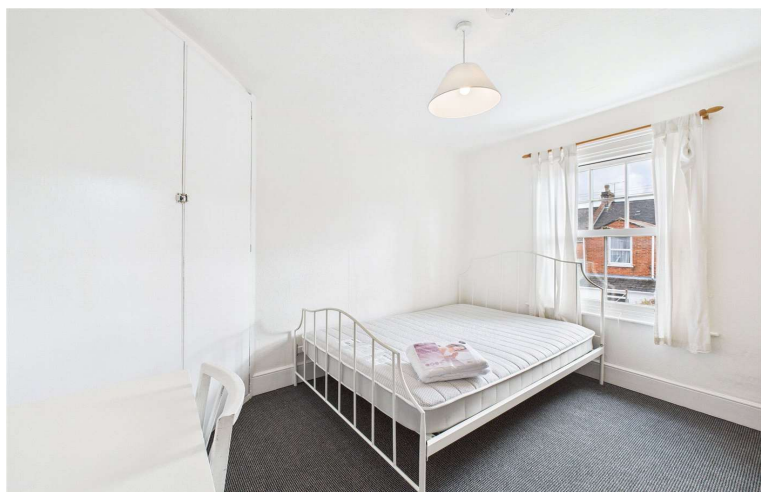
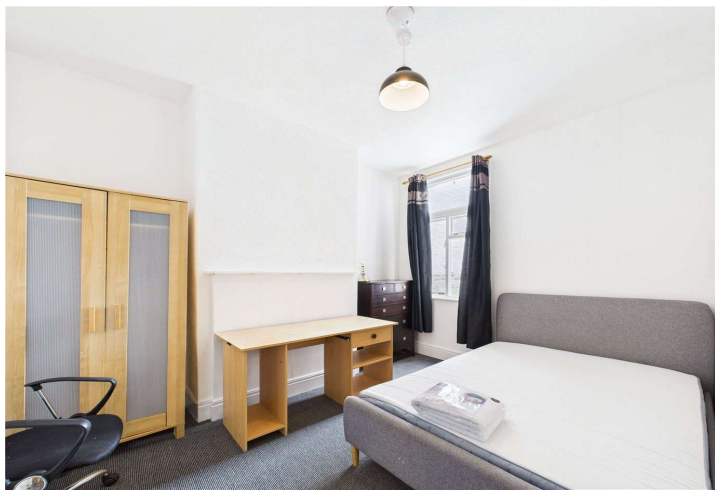
Winkworth

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Tiverton: 01884 675 675



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.

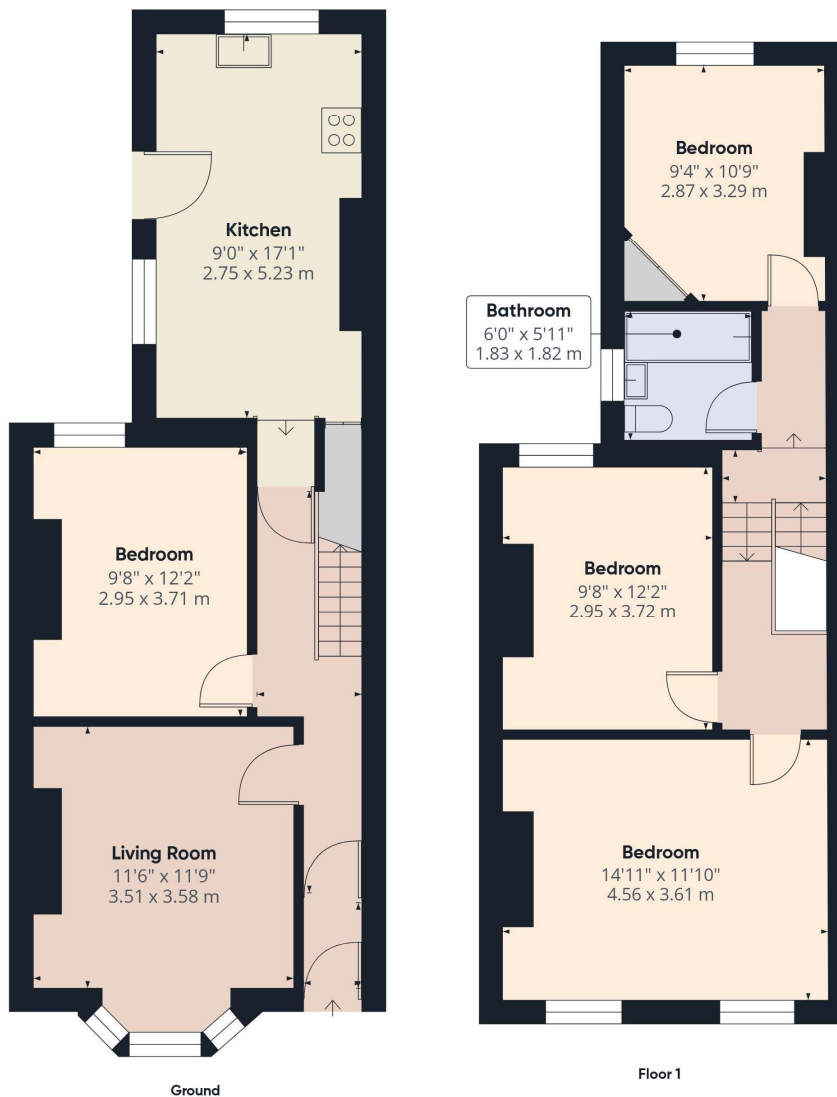


At a Glance:

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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