



Hoopern Street, Exeter, EX4 4AW

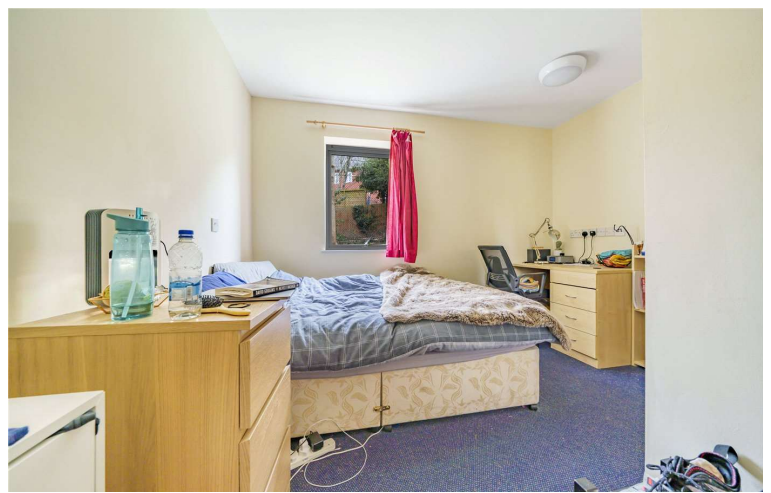
INVESTORS ONLY - A rare opportunity to purchase this purpose built three-bedroom student flat currently let for the academic year of 22/23 with an annual income of £19,547 and let agreed for the academic year of 23/24 with an annual income of £22,429.

Winkworth

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Description

Hoopern street has the rare combination of being on a no through road whilst being a stone throw away from the city centre. Exeter University, Exeter College and Exeter Central train station are all within easy walking distance. making it very popular with students.

Exeter is a vibrant garden city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

The property:

The property was built in 2007 by student accommodation specialists Colourcolt, its purpose provides students at Exeter University with modern living only a short walk from the main campus.

The kitchen/sitting room is to rear of the property. The kitchen comprises of wooden wall and base storage units with roll top work surfaces, integral four ring electric hob and stainless steel sink/drainers with further space for standalone appliances including a fridge/freezer, washing machine and dishwasher.

The sitting room has plenty of space for furniture and allows direct access into the communal garden.

Bedroom one is a good size double bedroom with a window overlooking the rear aspect and en-suite comprising of a W/C, stand in shower cubicle and was basin. Bedroom two is also a double bedroom with a window overlooking the front aspect with an en-suite comprising of a W/C, stand in shower cubicle and was basin. Bedroom three is a further double bedroom overlooking the front aspect with an en-suite comprising of a W/C, stand in shower cubicle and was basin.

The flat generates an excellent income and always proves popular with students due to its unbeatable location.

Outside:

There is access to the communal gardens.

The property has an allocated parking space and access to the communal bike shed.

Agents Note:

- Academic year 2022/2023:
- £1777pcm
- Excluding bills
- Annual income of £19,547
- Academic year 2023/2024
- £2036pcm
- Excluding bills
- Annual income of £22,429



At a glance....

- Three double Bedrooms
- Three En-suite Shower Rooms
- Ground floor
- Open Plan Kitchen Living Room
- Built By Student Accommodation Specialists
- Unbeatable Student Location Only A Short Walk To Campus
- Fully Furnished
- Allocated Parking
- Let agreed for 2023/24 at £22,429 per annum.
- Tenants In Place For Current Academic Year

PROPERTY INFORMATION:

Council tax Band: B

Assuming all occupants are full time students, you should be entitled to 100 % exemption from Council Tax payments.

All mains services

Tenure:

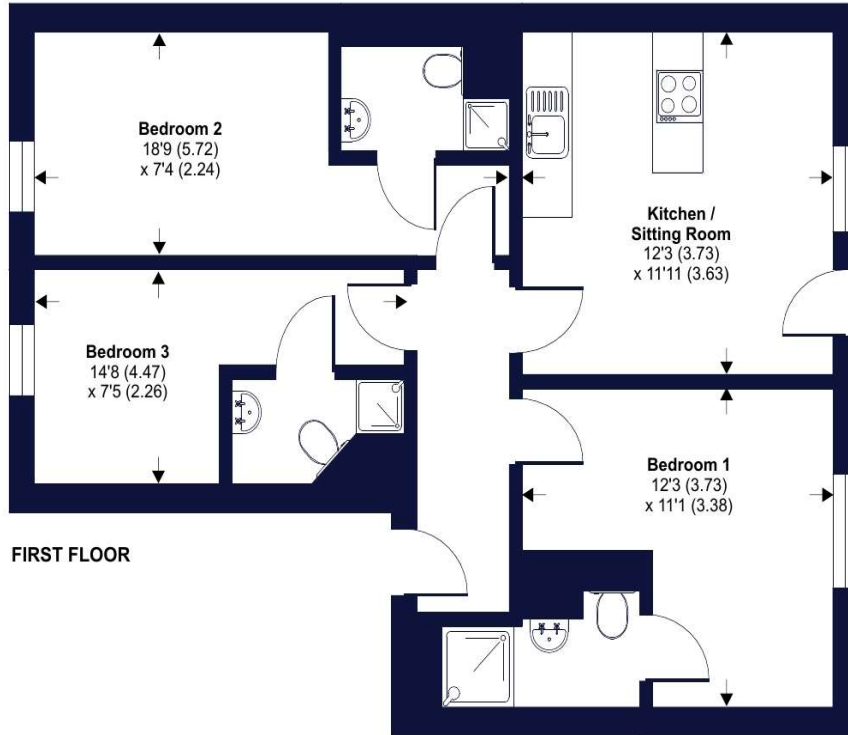
Leasehold with a lease of 999 years from 2007.

Our vendor advises us that the most recent annual service/management cost for the property was £2,101

Hoopern Mews, Hoopern Street, Exeter, EX4

Approximate Area = 630 sq ft / 58.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 943298

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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