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Mount Pleasant Road, Exeter, EX4 7AD

Asking Price £495,000



Established Five-Bedroom Student HMO | Proven Investment Opportunity

An excellent opportunity to acquire a fully licensed five-bedroom student HMO in one of Exeter's most established and consistently sought-after student rental locations. Successfully operated as a student let for more than ten years, the property has a strong track record of occupancy and is already secured with students for the 2026/27 academic year, providing continuity for the incoming owner.

The property is ideally situated within walking distance of Exeter's Streatham Campus and benefits from strong and enduring student demand. Local amenities, public transport links and Exeter city center are all easily accessible, making this an attractive location for student tenants.

The accommodation comprises five well-proportioned double letting rooms, a separate communal lounge, modern fitted kitchen, conservatory and bathroom facilities arranged over two floors. The property provides comfortable and practical accommodation designed around the needs of student occupants.

The conservatory offers additional practical space for airers and clothes lines, while the low-maintenance rear courtyard garden and front garden provide useful outdoor areas requiring minimal upkeep. A garage provides additional storage space suitable for bicycles and tenant belongings.

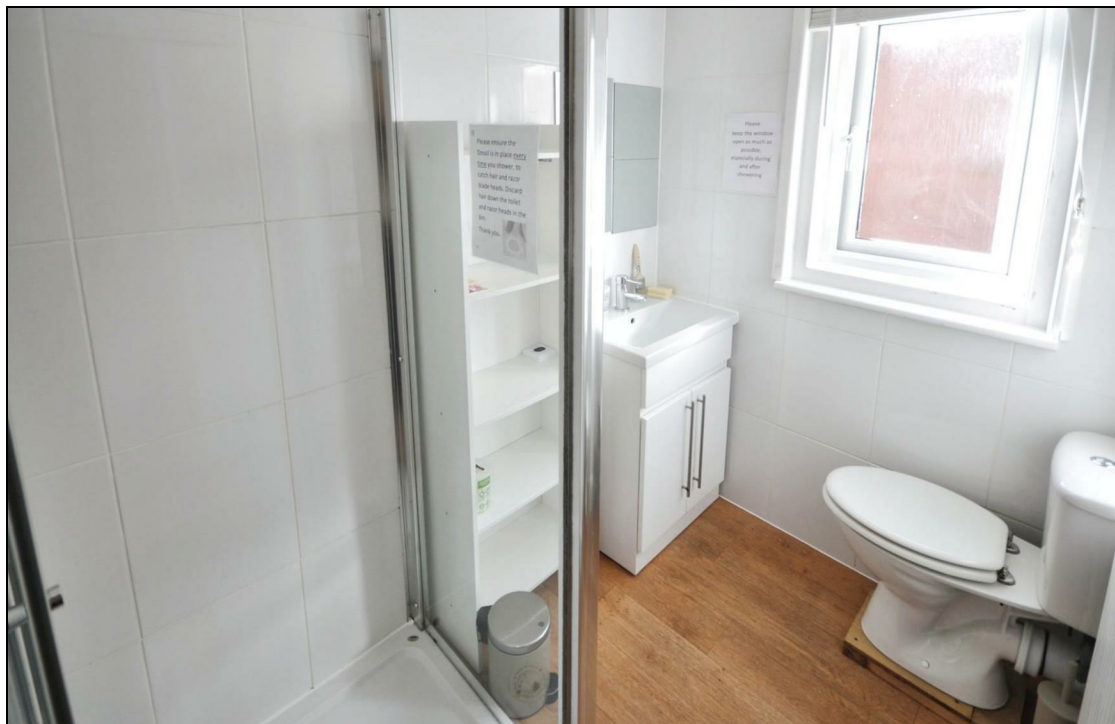
The property is offered fully furnished. Mains-connected fire alarms and fire extinguishers are installed in accordance with current regulations, providing reassurance for investors seeking a compliant and well-maintained student accommodation asset.

Representing a rare opportunity to acquire an established Exeter student HMO with a long history of successful occupancy, this property combines a proven letting history, strong location, regulatory compliance and straightforward ongoing management. It will appeal to investors seeking a quality addition to an existing portfolio or an established first investment within the student accommodation sector.

KEY FEATURES

- Fully licensed five-bedroom student HMO
- Established and consistently let to students for over 10 years
- Gross rental income £715 per week (52 weeks, 2025/26), with students secured for the 2026/27 academic year
 - Current HMO licence runs until July 2029
- Excellent student location, approximately 1.5 miles from the University of Exeter Streatham Campus
- Strong and enduring student demand location with proven occupancy history
- Five well-proportioned double letting rooms
- Fully furnished and ready for continued student occupation
- Mains fire alarms and fire extinguishers installed in accordance with current regulations
- Separate communal lounge, modern kitchen, conservatory, low-maintenance outdoor space and garage/storage

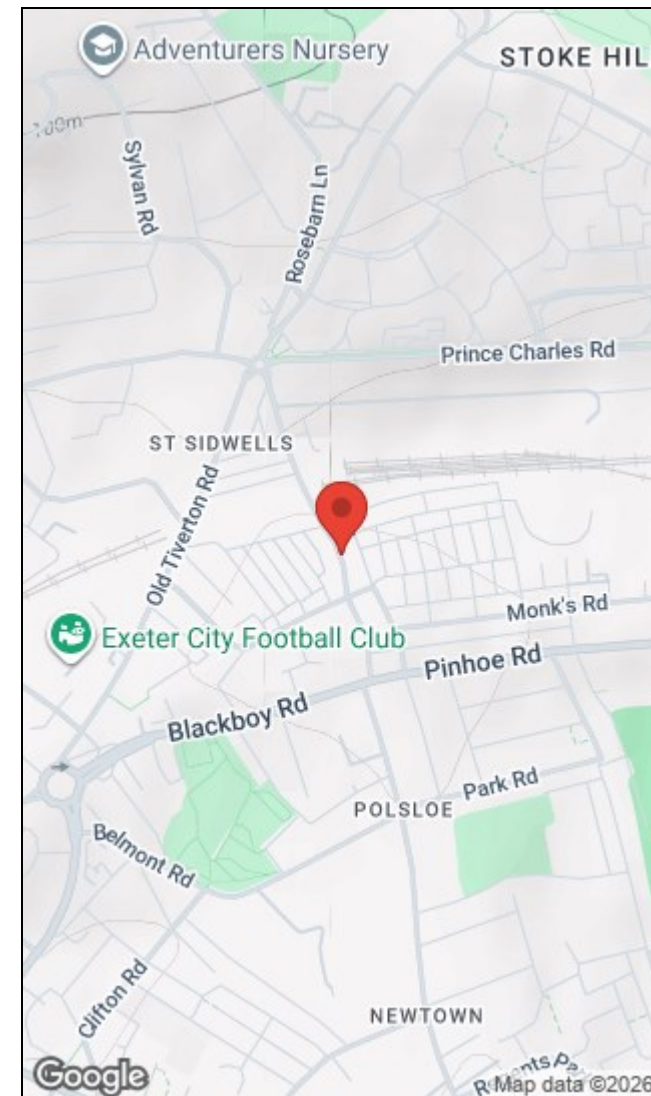








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	66	85	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	48	67
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

58 South Street, Exeter, Devon, EX1 1EE | 01392 340130
exeter@hunters.com | www.hunters.com



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