

**WILLIAM TARRANT HOUSE
COWLEY BRIDGE ROAD
ST DAVIDS
EXETER
EX4 4GS**

PROOF COPY

Signed _____

Date: _____



£1,700,000 FREEHOLD



William Tarrant House is a block of refurbished student apartments just 5 minutes from the University of Exeter's Streatham Campus. The property is arranged as 12 units (9 x studio, 3 x 2 bed) over its three floors. The apartments have been refurbished recently to a high standard and are being let to produce a significant income.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

William Tarrant House is arranged as nine studios and three flats with two bedrooms. Both the building and units have recently undergone a thorough programme of refurbishment works. The apartments all enjoy well fitted kitchen areas, large shower rooms and the comforts of individual gas central heating systems.

Recent upgrades have included a video door entry system and improved WIFI system with each unit allocated a passcode protected access point.

We consider this a rare opportunity to acquire a freehold block of this size, to produce a substantial return. Early viewing is recommended.

SITUATION

The property sits in an ideal position for student letting being just 5 minutes walk from the University of Exeter's principal Streatham Campus. The immediate area has good facilities available for tenants with several local shops/mini markets and the popular Wetherspoons pub The Imperial. Exeter city centre and all it has to offer is within walking distance. The mainline St Davids Station is just across the road.

TENANCIES

The apartments are being pre-let for the 2026/2027 academic year on 48 week (11 month) agreements. The weekly rents are £245 per studio and £185 per room for the two-bedroom apartments. Full occupancy of the block will produce a rent of £159,120 for the academic year. This represents a gross return in excess of 9% based on the asking price.

Tenants are also now being secured for the remainder of the 2025/2026 academic year.

TENURE

FREEHOLD. With the benefit of all existing and upcoming tenancies. The outside area to the rear is shared with the adjoining Coldridge House.

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, drainage, electric, gas

Heating: Gas central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: All of the apartments are Council Tax Band A

Energy Performance: All units have B or C ratings

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

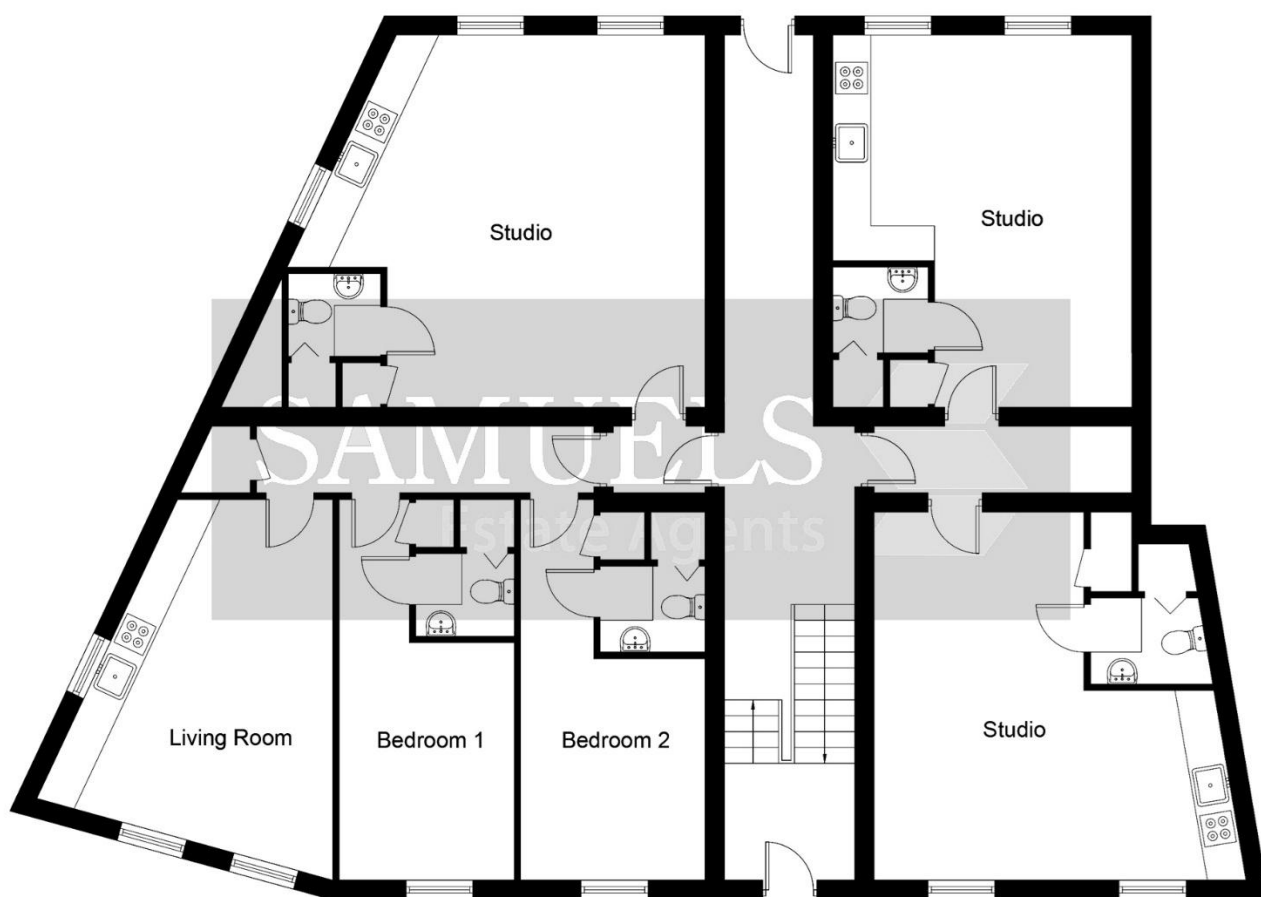
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/1025/9089/AV



Floor plan for illustration purposes only – not to scale

