



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 4



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage



Courtyard Garden



Council Tax Band: C

Guide Price:
£375,000 - £400,000 Freehold

4 Oakfield Street,
Heavitree, Exeter, EX1 2QT

www.naomijryan.co.uk



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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SUMMARY

Guide Price £375,000 - £400,000:

A superb four-bedroom investment property with the added benefit of a substantial garage/store to the rear, located in the highly desirable area of Heavitree. The property is currently let to four individuals, generating a gross annual income of £31,680 (over eleven months).

Ideally positioned, the property is within easy reach of Heavitree Park, the Royal Devon & Exeter Hospital and St Luke's Campus of the University of Exeter. Excellent transport links are also close by, with convenient access to the M5 and A30, while Polsloe Bridge railway station is within walking distance.

The well-maintained accommodation is arranged over three floors and comprises an entrance hallway, a comfortable living room, a spacious modern fitted kitchen with direct access to the courtyard garden, a contemporary family bathroom and four generously sized double bedrooms. Many rooms benefit from recessed ceiling spotlights, enhancing the property's modern and stylish feel.

Outside, there is an enclosed courtyard garden leading to the rear garage/store, which is accessed via a service lane and features an up-and-over door, providing valuable storage or parking potential.

An early viewing is highly recommended to fully appreciate the accommodation and investment opportunity on offer.

AGENTS NOTE

The property is let at £2,880 per calendar month to four individuals on a tenancy from 1 September 2026 through to 31 July 2027, generating an income of £31,680 and providing a gross rental yield of 7.9% - 8.4% (based on the guide price)

MATERIAL INFORMATION

Utilities:

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.

LETTINGS POTENTIAL

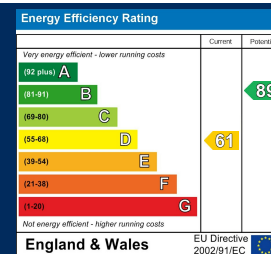
Naomi J Ryan Lettings Department have put an estimated rental value on this property of £xxx per calendar month, providing a gross rental yield of xx%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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