



Pinhoe Road, Exeter, EX4 7HR

Guide Price: £465,000

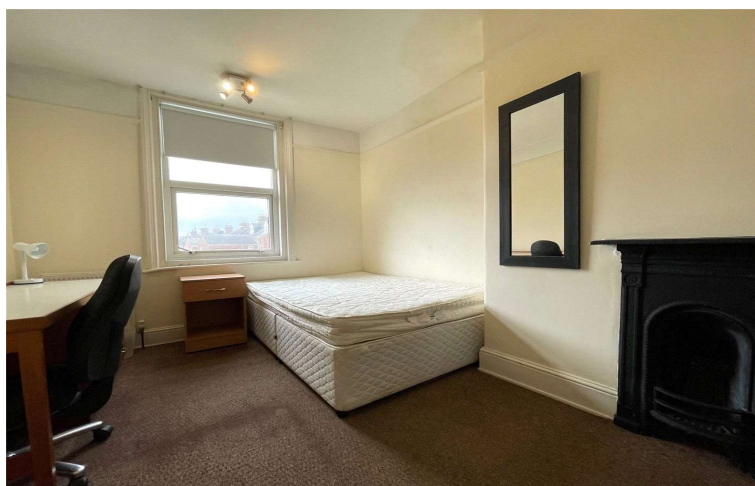
A rare opportunity to purchase a fully licensed five double bedroom HMO located on a sought-after student road. The property is fully furnished and has no onward chain.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Description

Ground floor:

The ground floor comprises of two large reception rooms and a kitchen/breakfast room. The sitting room is currently configured as a bedroom with the dining room providing a communal space. However, the dining room could be used as a bedroom as well, if you decided to extend the breakfast room.

First Floor:

The first floor provides three double bedroom and a modern bathroom with a stand in shower cubicle, wash basin and low level W/C.

Second Floor:

A large double bedroom is situated on the second floor.

Outside:

Rear Garden: Fully enclosed, low maintenance garden, mostly laid to lawn, door giving access onto the service lane.

Location:

Pinhoe road is a prime location to attract student tenants due to the easy access to the city centre, campus, local supermarkets and amenities.

Exeter is a vibrant small 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.

Agents Note:

This property is located within the Article Four area of Exeter. This area is designed to restrict the amount of HMO lets in the area. 7 Pinhoe road is a fully licensed HMO with permission to operate within Article Four.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



At a glance...

Fully licensed HMO located within the Article Four area of Exeter.
Turn key investment, furnished and ready to go.
Five bedroom mid-terrace house.
Located on a prime student road with easy access to the city and university campus.
Potential rental income of £37,500 per annum.
The property could be rented as a six bed to increase income to £45,000

PROPERTY INFORMATION:

Freehold
Council tax Band: C
Mains electric, gas, water and drainage.
Broadband: Superfast broadband available (checked on openreach) fibre to cabinet
Mobile: We understand that full mobile coverage is available (checked on Ofcom)



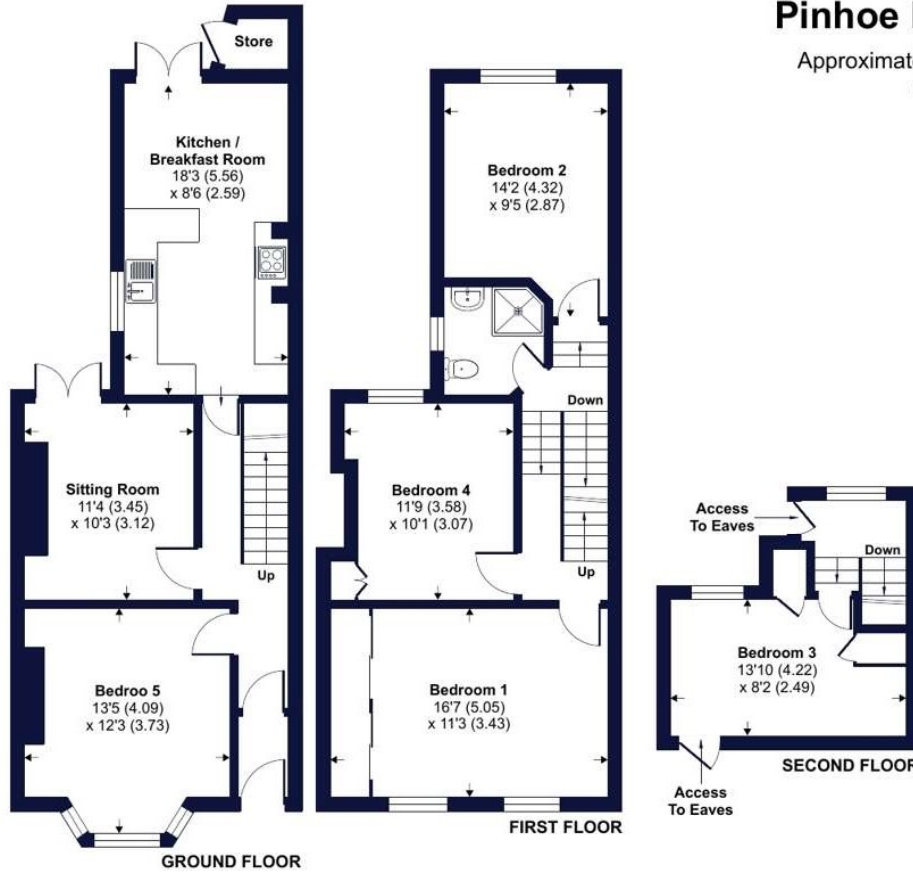
Pinhoe Road, Devon, EX4

Approximate Area = 1305 sq ft / 121.2 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 1315 sq ft / 122.1 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 2024. Produced for Winkworth. REF: 1137050



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	80
(55-68) D	60
(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.



Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk