

naomi j ryan
estate agents

Mid Terrace

Bedrooms: 6

Bathrooms: 2

Receptions: 1

Gas Central Heating

On Street Residents Parking

Front & Rear Gardens

Council Tax Band: D

£395,000 Freehold

26 St. Johns Road,

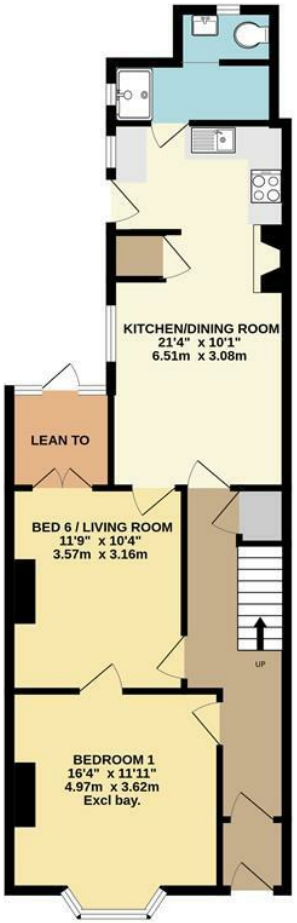
Exeter, EX1 2HR

www.naomijryan.co.uk

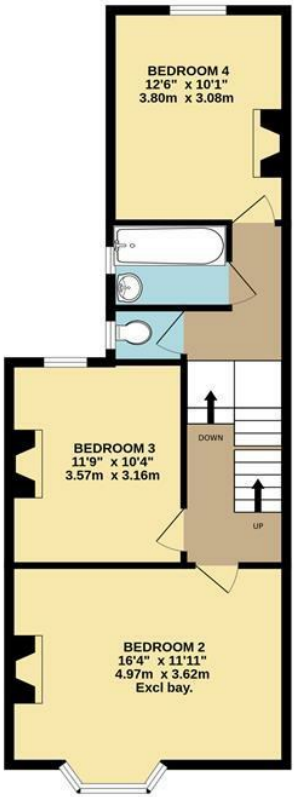
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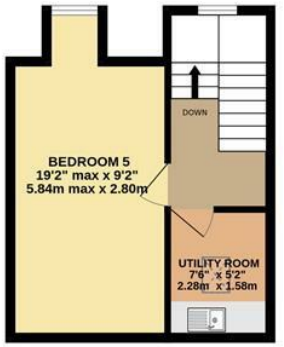
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

A well-presented and generously proportioned six-bedroom HMO terraced house, offered for sale with no onward chain and with vacant possession.

Situated on the popular St Johns Road, the property enjoys a prime location with excellent access to both the Streatham and St Luke's campuses of the University of Exeter, the Royal Devon and Exeter Hospital, and Exeter City Centre.

The property has historically been operated as a five-bedroom HMO, with the sixth room retained to provide additional communal living space for occupants. However, the current HMO licence permits occupation by up to six residents. When let as a five-bedroom HMO, the property most recently generated an annual rental income of approximately £34,000, excluding utility costs but including water rates.

Arranged over three floors, the accommodation is both versatile and spacious. The ground floor comprises two double bedrooms, an open-plan kitchen/dining room, and a shower room with WC. The first floor provides three further double bedrooms, a family bathroom, and a separate WC. On the second floor is an additional double bedroom together with a useful utility/storage room.

Retaining much of its original character and charm, the property features attractive period details including feature fireplaces in several rooms and a stained-glass panel within the entrance hall.

To the rear is a delightful enclosed garden, predominantly laid to lawn and benefitting from gated rear access.

Internal viewing is highly recommended.

AGENTS NOTE

The property benefits from a current HMO licence permitting occupation by up to six individuals. The current owners have elected to let the property to five tenants, utilising the sixth room as additional communal living space to enhance the accommodation on offer. The property most recently achieved a rental income of £34,000 per annum when occupied by five tenants.

MATERIAL INFORMATION

Utilities: Mains gas, electricity, water, and drainage.

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.







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BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

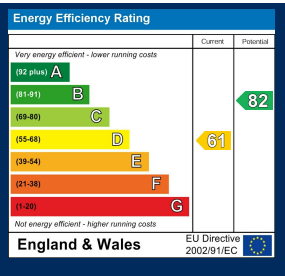
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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