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estate agents



House - Townhouse



Bedrooms: 6



Bathrooms: 2



Receptions: 1



Gas Central Heating



Two Street Permits



Enclosed Rear Garden



Council Tax Band: C

£575,000 Freehold

South Lawn Terrace,

Heavitree, Exeter, Devon, EX1 2SW

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

An excellent opportunity to purchase a six bedroom HMO (House in Multiple Occupation), offering a superb investment opportunity and situated in the sought-after residential area of Heavitree. Currently let to professionals and generating a gross annual income of £43,200 with a 7.51% gross rental yield.

The house is within easy reach of Heavitree Park and the Royal Devon & Exeter Hospital. The property is conveniently located for access to major road links including the M5 and A30, and Polsloe Train Station is also within walking distance of the property.

Well presented and maintained throughout, the accommodation comprises entrance hall, modern fitted kitchen, separate utility room, ground floor shower room, separate living room, ground floor double bedroom, three first floor double bedrooms, first floor shower room, and two second floor double bedrooms. Outside is an enclosed courtyard garden with bike shed.

Viewing is highly recommended and a 360 Virtual Tour is available to view online.

FINANCIAL INFORMATION

Room Rents: Room 1 £625, Room 2 £650, Room 3 £575, Room 4 £575, Room 5 £600, Room 6 £575 - Total Income £3,600 monthly / £43,200 annual income with a gross yield of 7.51%

Total expenditure including gas, electric, water, council tax, TV licence, broadband, and cleaner: £613.79 monthly (based on August 2022) / £7,365.48 annually. Tenants contribute monthly to energy costs that exceed £200.

Net Annual Income of £35,834.52 / Net Yield of 6.23%. Energy Rating D (56) / Potential Rating C (75)

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents on 01392 215283.

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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	56
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



BRITISH
PROPERTY
AWARDS

2021



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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