



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 6



Bathrooms: 2



Receptions: 1



Gas Central Heating



No Parking



Courtyard Garden



Council Tax Band: C

£550,000 Freehold

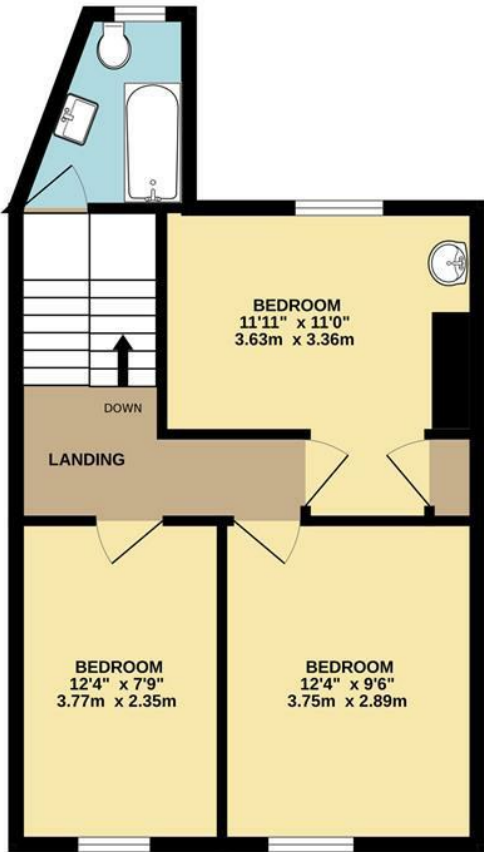
Blackboy Road,  
, Exeter, EX4 6SG

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

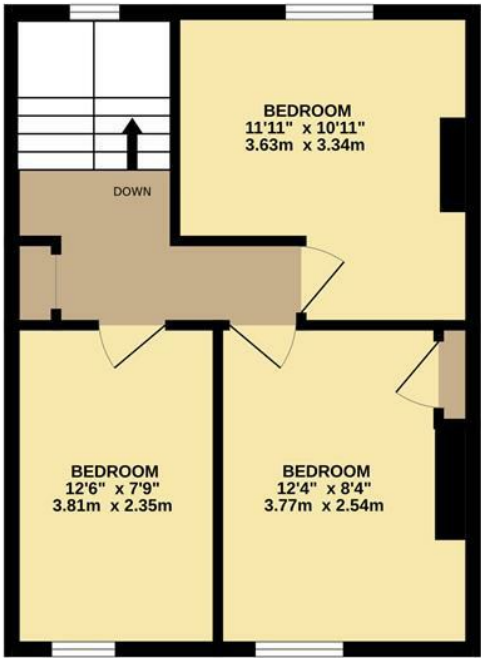
GROUND FLOOR



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 superb six-bedroom HMO investment opportunity, currently generating a gross rental yield of 7%, let at £38,610 for the 22/23 academic year (exclusive of bills). Located in this superb position on Blackboy Road, the property is within walking distance of the City Centre, St Luke's and Streatham University Campus', and the Royal Devon and Exeter Hospital.

The well-presented accommodation is arranged over three floors and comprises a communal living room, modern kitchen, six bedrooms, one bathroom, one shower room, gas central heating, and double glazing. Outside is a small enclosed courtyard garden with a useful store shed (ideal for bikes etc).

The property is already let for the forthcoming 2023/24 year at a rent of £41,580 (exclusive of bills).

Early internal viewing is highly recommended.

## AGENTS NOTE - INCOME INFORMATION

2022/23: Gross income of £38,610 (exclusive of bills)

2023/24: Gross income of £41,580 (exclusive of bills)

## 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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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	83
(81-91) B	
(69-80) C	59
(55-68) D	
(39-54) E	F
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN EXETER



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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