



Jubilee Road, Exeter, EX1 2HU

£650,000

An opportunity for investors or landlords seeking a fully compliant, high-yielding HMO. Situated in a prime location close to the heart of Exeter, this property offers an attractive blend of spacious accommodation, modern amenities, making it ideal for students. A fully licenced six bedroom HMO within the article 4, the confirmed annual rental income for 25/26 is £47,652.

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Description:

A well presented six bedroom mid-terrace HMO with a garden located on the sought after Jubilee Road.

This property provides the opportunity to purchase a fully licensed HMO within the article four area. The property has been under the current ownership for twenty years and has been consistently let during this time.

The property:

The ground floor is arranged as two double bedrooms, shower room and kitchen with direct access onto the rear garden.

Steps up to front door.

Door into hallway, radiator and cupboard under the stairs, doors to two double bedrooms, shower room and kitchen with direct access onto the rear garden.

Bedroom One: Large bay window overlooking the front aspect, built in wardrobe and radiator.

Shower Room: Fully tiled shower cubicle with electric shower, low level WC and basin with tiled splashbacks, heated towel rail.

Bedroom Two: Double room, window overlooking the garden, built in wardrobe, radiator.

Kitchen: A selection of wall and base units, range cooker with extractor over, double glazed window to side aspect. American style fridge freezer, dishwasher, washing machine and tumble dryer. Dining area with Velux window and French doors giving access onto the rear patio garden, radiator.

Stairs up....

First Floor

The first floor is arranged with an additional three double bedrooms, all en-suites.

Bedroom Three: A double with built in wardrobe, window overlooking the rear garden, radiator.

En-suite: Corner shower with shower boards, mains shower, glass sliding doors. Low level WC, basin, obscure window to rear aspect, heated towel rail.

Bedroom Four: A double with window to rear aspect, radiator.

En-suite: En-suite: Fully tiled corner shower, mains shower, glass sliding doors. Low level WC, basin, heated towel rail.

Bedroom Five: Another double with window to front aspect, radiator.

En-suite: Fully tiled corner shower, mains shower, glass sliding doors. Low level WC, basin, obscure window to front aspect, heated towel rail.

Stairs up.....

Second Floor:

Bedroom Six: Double bedroom with large Velux windows, built in cupboard and radiator.

En-suite: Large fully tiled walk in shower, mains shower, glass screen. Low level WC, basin, obscure window to rear aspect, heated towel rail.

Outside: Railway sleeper steps up to a good sized low maintenance gravelled private garden. Gate giving access to service lane.

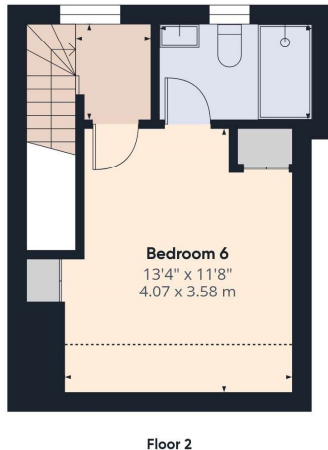
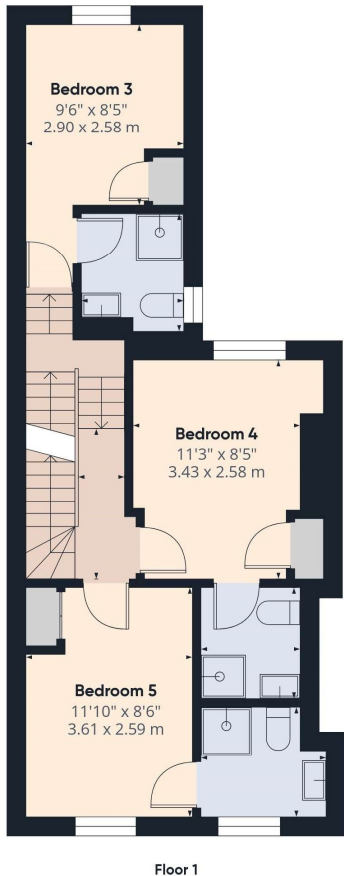
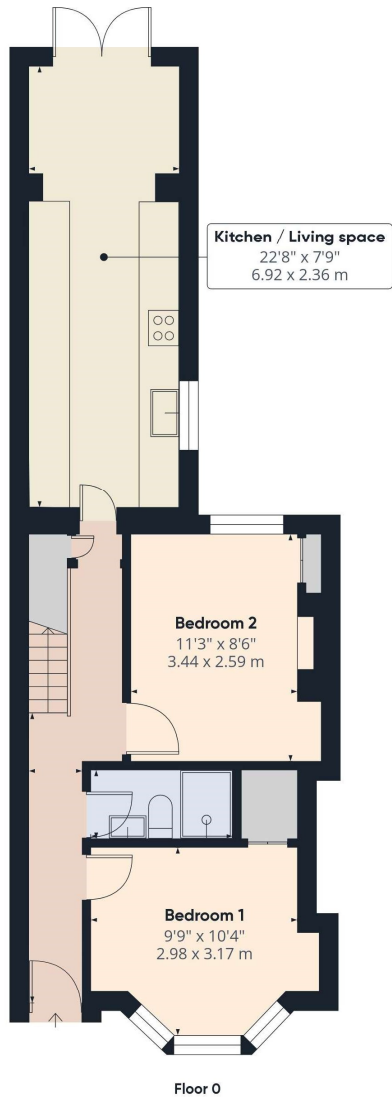


At a glance....

- Six bedrooms
- Well-Presented Throughout
- Licensed HMO Within Article Four
- Prime Student Location
- Modern Kitchen
- Six Double Bedrooms
- Four En-Suite
- Communal Area
- Low Maintenance Rear Garden
- Permit Parking Available
- No Onward Chain

PROPERTY INFORMATION:

- Freehold
- Council Tax Band: C
- Mains Electric, Gas, Water and Drainage
- Broadband: Ultrafast Broadband is available (checked on Openreach) with fibre to the cabinet
- Mobile: We understand that full mobile coverage is available (checked on Ofcom)



Approximate total area⁽¹⁾
1167.34 ft²
108.45 m²

Reduced headroom
26.53 ft²
2.46 m²

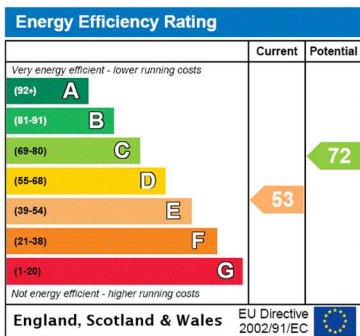
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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