

Mount Pleasant Road, Exeter, EX4 7AQ

£650,000

A well-presented 6-bedroom HMO property, ideally located on Mount Pleasant Road in the heart of Exeter.

This substantial property is perfect for investors seeking a high-yield opportunity or landlords looking to expand their portfolio in a sought-after rental area popular with students. The confirmed annual rental income for 25/26 is £47,652.

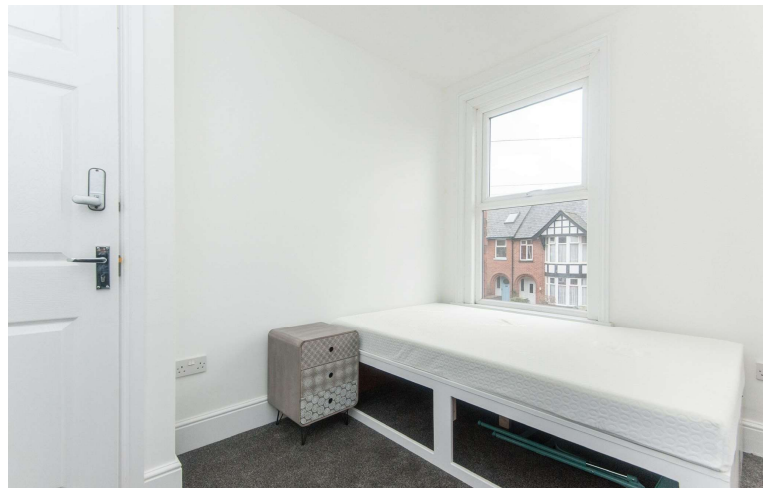
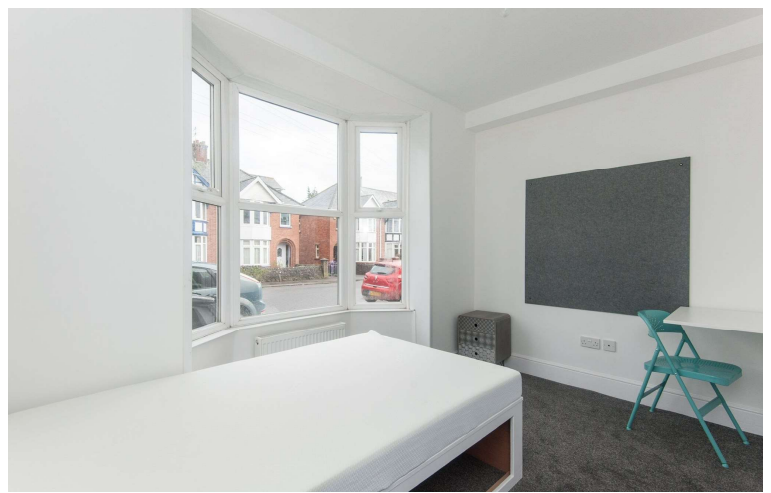
Winkworth

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Description:

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

This property provides the opportunity to purchase a fully licensed HMO within Article 4.

The property:

The ground floor is arranged as two double bedrooms, two en-suite shower rooms and kitchen/dining room with direct access onto the rear garden.

Steps up to front door.

Door into hallway with original flooring, radiator, doors to two double bedrooms, and kitchen with direct access onto the rear garden.

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

En-suite: Shower boards throughout, shower cubicle with mains shower, low level WC and basin, heated towel rail.

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

En-suite: Shower boards throughout, corner shower cubicle with mains shower, low level WC and pedestal wash hand basin, heated towel rail.

Kitchen: A selection of wall and base units, gas hob with extractor over, electric oven. Fridge freezer, dishwasher, washing machine and tumble dryer. Understairs cupboard. Dining area with breakfast bar, Velux window, French doors giving access onto the rear patio garden, radiator.

Stairs up...

First Floor

The first floor is arranged with an additional four double bedrooms, two with 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, heated towel rail.

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

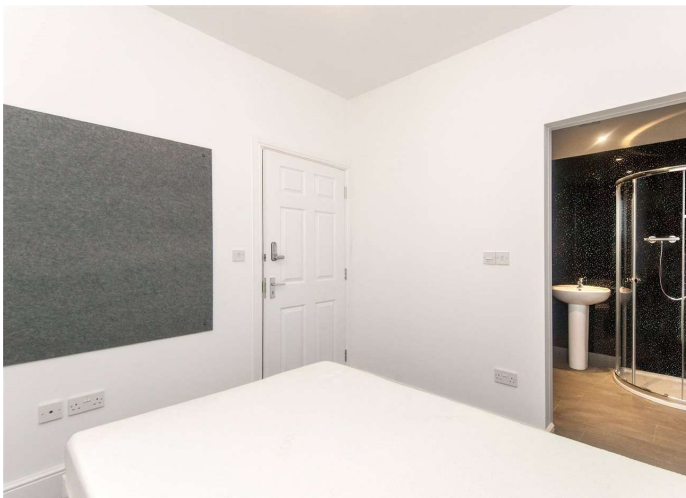
En-suite: Shower boards throughout, corner shower with sliding doors. Low level WC, basin, heated towel rail.

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

Bedroom Six: Double bedroom with views over the front aspect, radiator.

Shower Room: Shower boards, corner shower, with sliding shower doors. Low level WC, basin, heated towel rail.

Outside: 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 4

Prime Student Location

Modern Kitchen

Six Double Bedrooms

Four En-Suite

Shower Room

Communal Area

Low Maintenance Rear Garden

Parking Permit is Available

PROPERTY INFORMATION:

Freehold

Council tax Band: B

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⁾

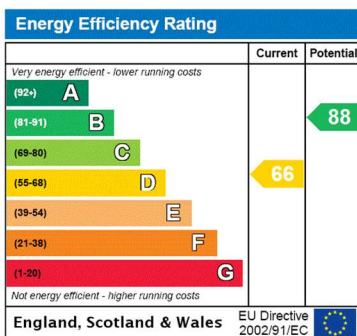
985.22 ft²
91.53 m²

(1) Excluding balconies and terraces

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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