

Kings Road, Exeter, EX4 7AS

£550,000

INVESTMENT PROPERTY: A fully licenced, well established five bedroom HMO within the article 4 area. Currently let for this Academic Year and the confirmed rent for the 2025/26 academic year is £35,684. Well located between the Universities main campus', Streatham and St Lukes.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Description:

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

This property provides the opportunity to purchase a fully licensed HMO within the article four area.

The Property:

Steps up through the front door, inner original door through to the hallway, understairs storage, radiator.

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

Bedroom: Good sized double, coving, picture rail and bay window to front aspect, radiator.

Bedroom: Double bedroom, window overlooking rear garden.

Kitchen: Wall and base units, gas hob with extractor above, electric oven. Fridge freezer, dishwasher, washing machine and dryer. Stainless steel sink with mixer tap. Windows to rear and side aspect, door giving access onto the rear patio garden.

The first floor is arranged with an additional three double bedrooms, bedroom three with an en-suite bathroom. All five bedrooms are well furnished doubles.

Bedroom: Double bedroom with views over the rear garden, radiator.

En:-suite: Fully tiled with mains shower, glass screen, low level WC and basin.

Landing with built in storage.

Bedroom: Built in wardrobe, window with views over the rear aspect, radiator.

Bedroom: A good sized double, bay window overlooking the front aspect, built in cupboards, radiator.

Bathroom: Low level WC, pedestal wash hand basin, panelled bath, electric shower over with glass screen, heated towel rail.

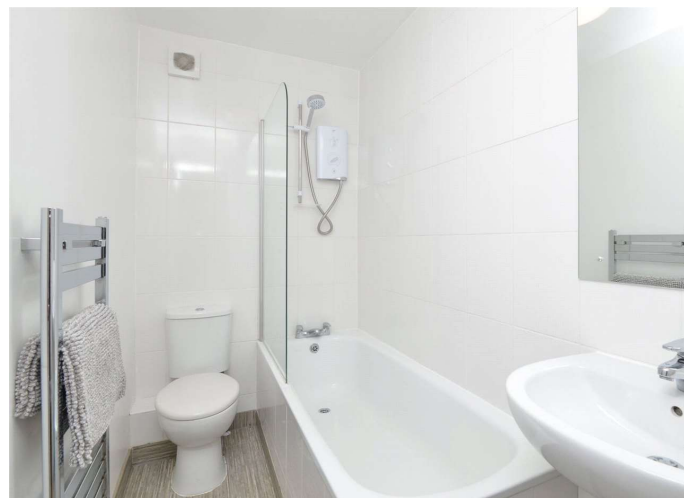
Garden: Steps up to large, low maintenance patio garden with gate giving access to the service lane.

Current tenancy:

The property is currently tenanted for the 24/25 academic year. 25/26 has a confirmed income of £35,684.

Agents note:

The property has a full HMO licence and a certificate of lawfulness to operate within Article four.



At a glance....

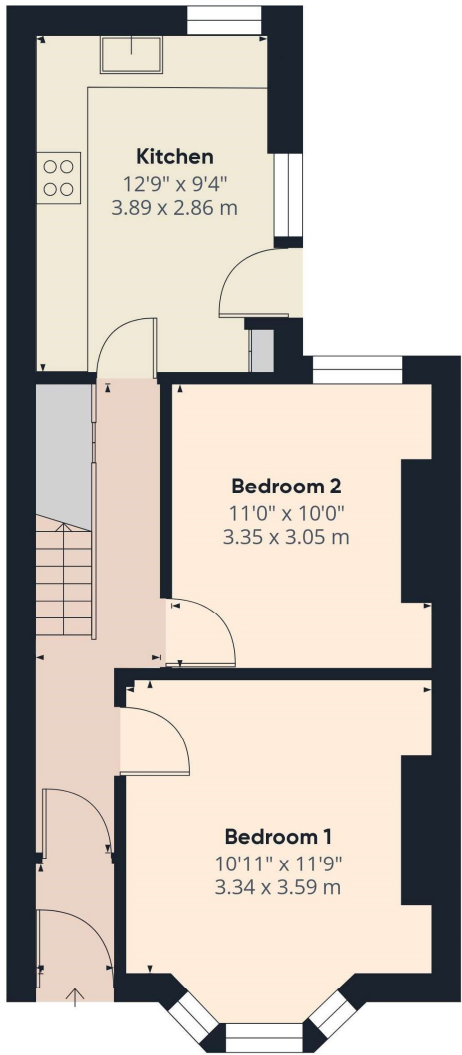
- Five bedrooms
- Well-presented throughout
- Licensed HMO
- Within Article Four
- Prime Student Location
- Modern Kitchen
- Communal Area
- Permit Parking is Available
- Large Patio Garden with Gate
- No Onward Chain

PROPERTY INFORMATION:

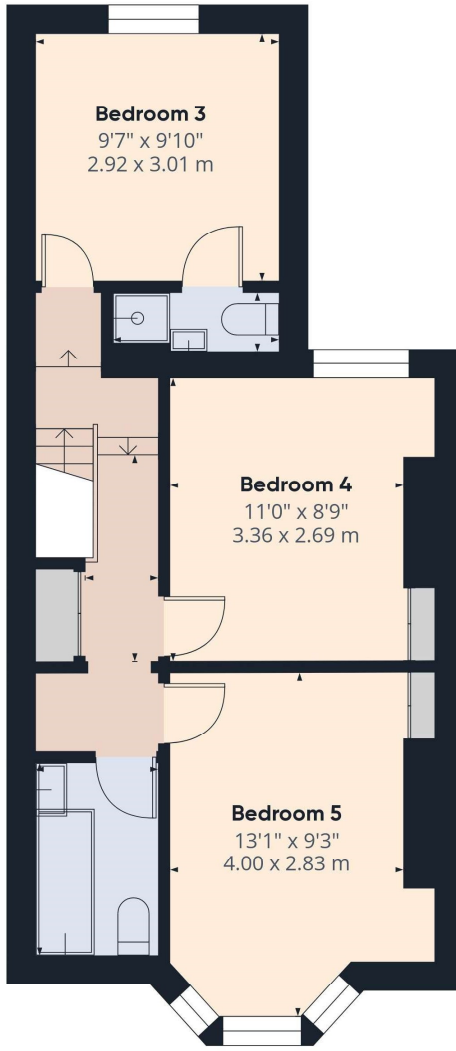
- Freehold
- Council Tax Band: B
- Mains Electric, Gas, Water and Drainage

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)



Floor 0



Floor 1

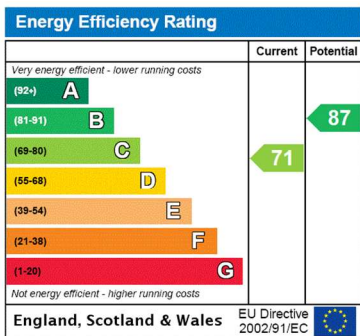
Approximate total area⁽¹⁾
894.79 ft²
83.13 m²

(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.

GIRAFFE360



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.