



Monks Road, Exeter, EX4 7BE

£550,000

An exceptional 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, and strong rental potential, making it ideal for both student and professional tenants. A fully licensed five bedroom HMO within the article Annual rental income for 25/26 is £39,756.

Winkworth

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The Property:

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

The property is accessed via a flat path from the street with steps up leading to a front door.

Front door through to a good sized hallway with original flooring.

Doors giving access to the bedrooms and kitchen/ dining room.

Bedroom: Bay window, views over the front aspect, original fireplace, coving, picture rail and radiator.

Bedroom: Another double, coving, picture rail, French doors giving direct access into the garden, radiator.

Kitchen/Dining Room: Understairs cupboard, a range of wall and base units, stainless steel sink, gas hob with extractor over, electric ovens, a good sized dining area with patio doors giving access to the attractive rear garden, radiator.

Stairs up....

Bedroom: A good double, bay window to front aspect, picture rail, shelving, radiator, door through to

En-suite: Walk in shower with attractive tiling, low level WC and pedestal wash hand basin.

Bedroom: Double bedroom, feature fireplace, window over rear aspect, radiator.

Bedroom: Another double, window over rear aspect, radiator.

Bathroom: Panelled bath with shower over, low level WC and pedestal wash hand basin, obscure window over rear aspect, radiator.

Garden: A lovely feature of this property with low maintenance patio and gravelled areas, pond, shed and gate giving access to rear service lane, perfect for bikes.

Current tenancy:

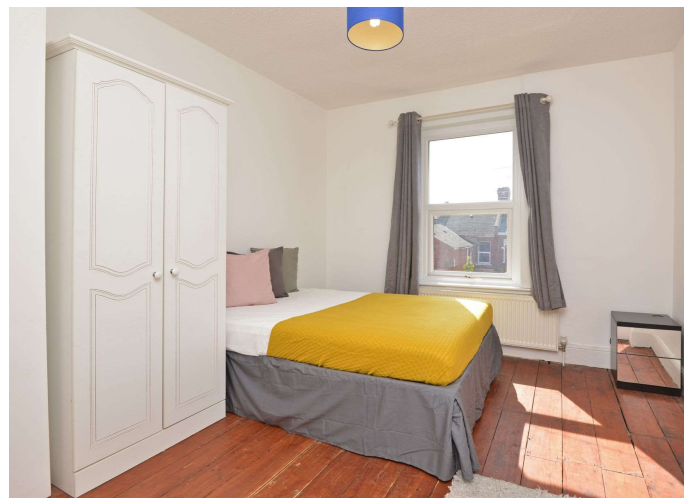
The property is currently tenanted for this year and 25/26. 25/26 academic year generating an income of £39,756.

Agents note:

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

Location:

Monks Road is a prime location to attract tenants due to the easy access to the city centre, campus, local supermarkets and amenities.



At a glance....

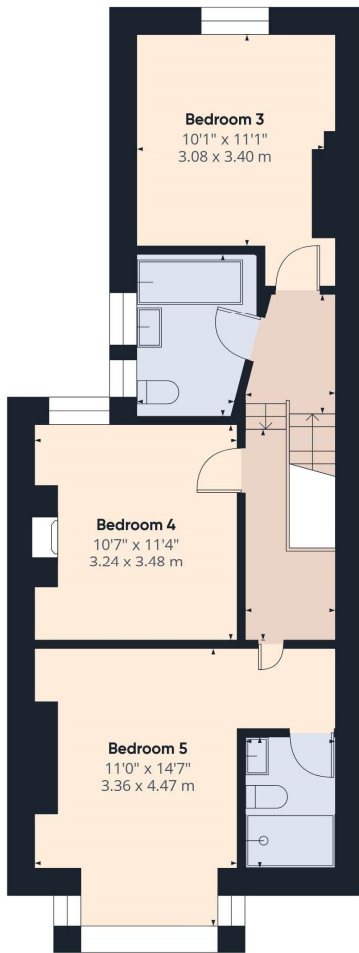
- Five bedrooms
- Well-presented throughout
- Licensed HMO
- Within Article Four
- Prime Student Location
- Modern Kitchen
- Communal Area
- Consistently let over 20 years
- Lovely Period Features
- Rear Gate
- Permit Parking Available
- No Onward Chain

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)



Floor 1



Floor 2

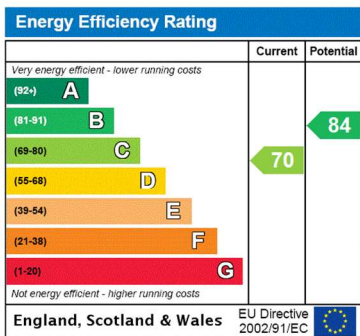
Approximate total area⁰
 1137.53 ft²
 105.68 m²

(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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