

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

For Sale

£560,000

28 Lipson Road, Plymouth, Devon, PL4 8PW

8 bed HMO

Summary

- 8 bed HMO with a shared kitchen and lounge
- Fully let with scope to increase the rent on some rooms
- Close to Beaumont Park
- Fully renovated property in excellent condition
- Parking for 2 at rear
- EV charging point
- Gross yield – 10%

Location:

The property is located on Lipson Road which is close to Beaumont Park as well as Greenbank Road and therefore easily accessible with both private and public transport.

Description:

The property is a 8 bed HMO which has been configured to provide a shared kitchen and lounge. All rooms are a good size (most can be double occupied) with an en suite and fridges and extra storage for kitchen related goods. The property has been completely renovated. There is a front and rear garden, plus 2 parking spaces at the rear as well as an EV charging point (which is locked). Tenants are also eligible for parking permits. We believe there is scope for the rents to be increased.

Accommodation:

The floor area as stated on the EPC is:

	sq m	sq ft
Total	282	3,035

Terms:

The freehold of the property is available subject to the existing tenancies.

Tenancies:

Room	Contract Start Date	Rent pcm	Rent pa
1	31/3/21	£640	£7,680
3	6/10/22	£430	£5,160
4	9/6/22	£580	£6,960
5	5/10/22	£615	£7,380
6	23/3/22	£490	£5,880
7	12/7/22	£615	£7,380
8	18/7/22	£650	£7,800
9	24/7/19	£640	£7,680
Total		£4,660	£55,920

Services:

We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (69)

Council tax:

The property is in Council Tax band D.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

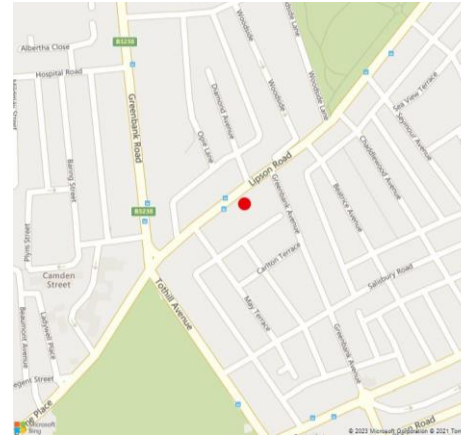
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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