

# 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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welessing supports the aims and objectives or the code of the same general business mitings and and waters 2007 which recommends and you seek professional doubte before meaning into a ternary agreement, respectives on the code of the same general outline only welessing business premises and respectives or the some your whole keep they are give notice that 1) The particulars are set out as a general outline only e guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract, 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are gi thout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in ployment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

