

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

For Sale

£450,000

9 Pentillie Road, Plymouth, Devon, PL4 6QL

**8 bed
HMO**

Summary

- 8 bed HMO
- Fully let
- Close to Mutley Plain
- Producing £43,320 per annum
- Fully renovated property in excellent condition
- Gross yield – 9.63%

Location:

The property is located on Pentillie Road which is close to Mutley Plain and therefore easily accessible with both private and public transport.

Description:

The property is arranged as an 8 bed HMO with 3 shared bathrooms and rear access. The property has been completely renovated, including an extension at the rear and new carpets throughout. There is no parking with the property but the tenants are eligible for on street parking permits. Two rooms have full kitchens and 6 have kitchenettes. All of the tenants are professionals. rental income to £43,440 per annum.

Accommodation:

The floor area as stated on the EPC is:

	sq m	sq ft
Total	222	2,390

Terms:

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

Tenancies:

Room	Contract Start Date	Rent pcm	Rent pa
1	16/9/22	£465	£5,580
2	17/9/21	£435	£5,220
3	29/2/20	£460	£5,520
4	-	£410	£4,920
5	16/10/17	£495	£5,940
6	20/8/22	£465	£5,580
7	-	£410	£4,920
8	24/9/20	£470	£5,640
Total		£3,610	£43,320

N.B. Rooms 4 & 7 were existing tenants prior to our client purchasing the property and the original AST's are not available.

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 (75)

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:

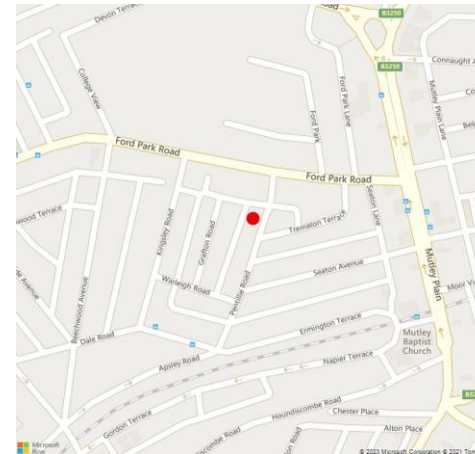
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

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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