



47 St. Johns Road, Exeter

Guide Price £360,000 | HMO Investment Property

HR HELLIER  
RIDLEY



# 47 St. Johns Road

Exeter, Exeter

HMO INVESTMENT PROPERTY (Gross yield 8.6%) - A 5 bedroom terraced town house located in Mount Pleasant, only a short walk to the city centre and within walking distance to both the main University Campus as well as St Lukes. All of the bedrooms have double beds.

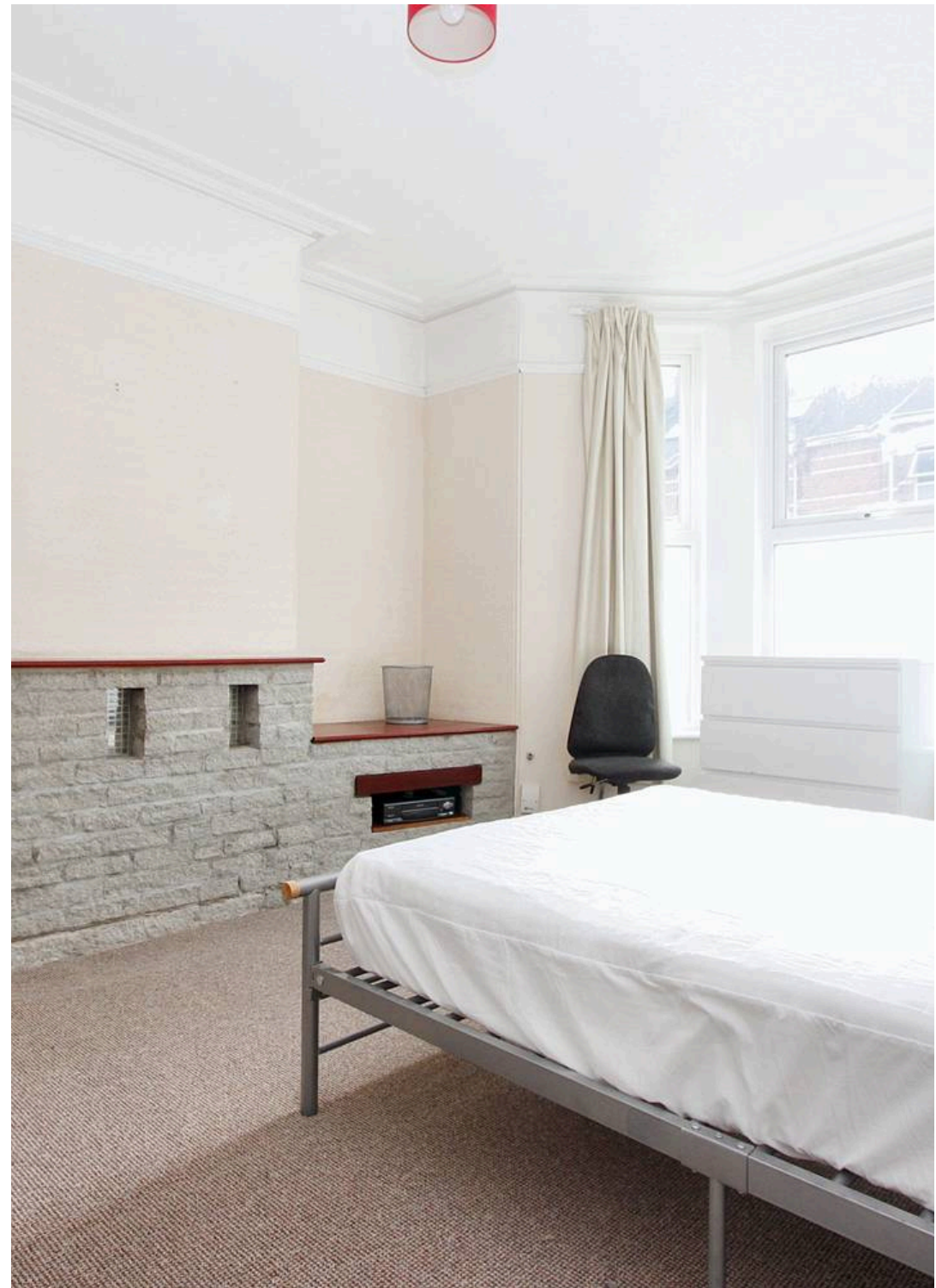
This property is being offered for sale as a rental investment, the property has historically been used as a student HMO rental property and is currently tenanted with new tenants booked for the 2025/26 academic year, generating a gross annual income of £31,075 (£130pwpp). With tenants paying their own bills, this would offer a gross return of 8.6%, a figure which has plenty of scope for improvement, we would expect it to achieve something in region of £140pwpp (£33,440pa) if modernised in some areas.

On the ground floor are 2 good size double bedrooms, a living room to the middle and a kitchen to the rear. On the first floor are a further 3 double bedrooms, the front room is a very large double. There is a separate WC and shower room to the middle of the property. To the rear is a courtyard garden. All of the furniture is included in the sale.

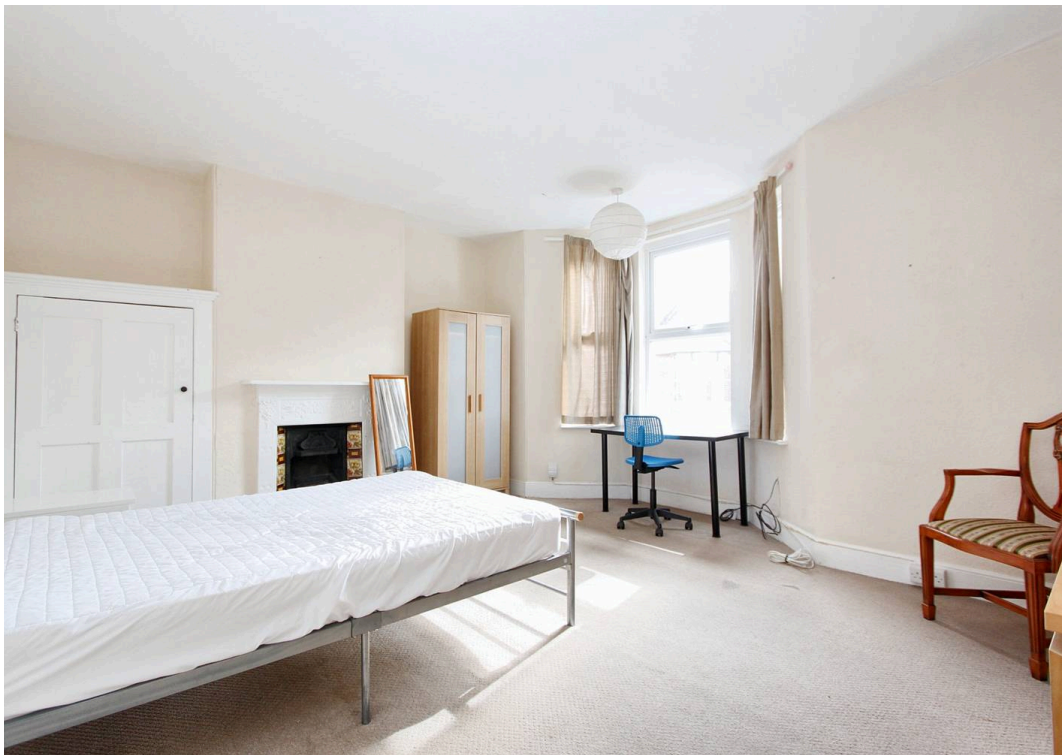
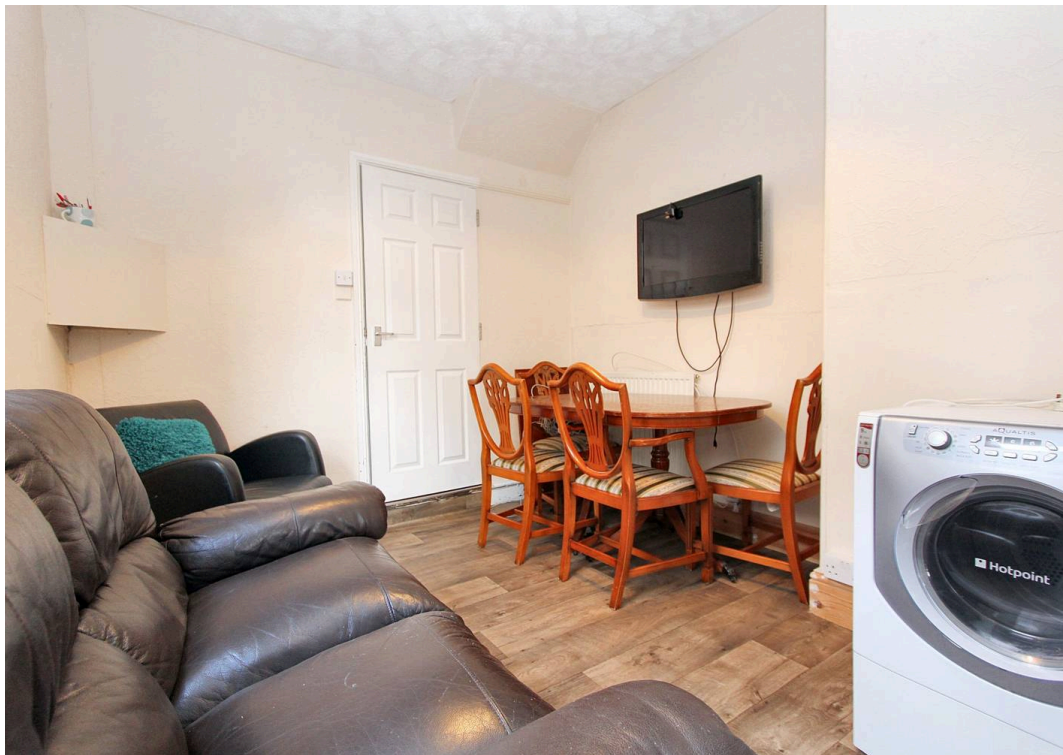
For full rental history and income details please get in touch and we will be happy to discuss with you.

Tenure: Freehold

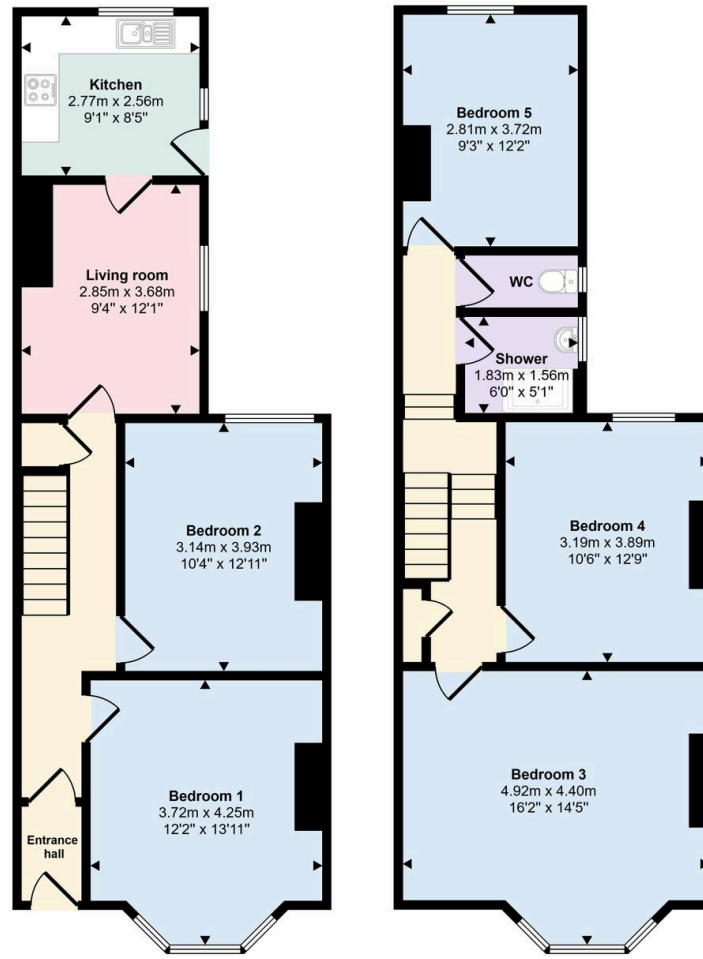
HMO: The property has a current HMO Licence for 5 people and a certificate of lawfulness for the relevant Article 4 planning permission.







Approx Gross Internal Area  
114 sq m / 1224 sq ft



Ground Floor  
Approx 56 sq m / 604 sq ft

First Floor  
Approx 58 sq m / 620 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Hellier Ridley**

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