



74 Bonhay Road, Exeter

Guide Price £325,000 | HMO Investment

HR HELLIER
RIDLEY

74 Bonhay Road

Exeter, Exeter

INVESTMENT PROPERTY (Gross yield 8.8%) - A 5 bedroom terraced house located near to St Davids Station and within walking distance of the city centre and university campus.

This property is being offered for sale as a rental investment, the property has historically been used as a student HMO rental property and has tenants booked for the 2025/26 academic year generating a gross annual income of £28,655 (£120pwpp) with tenants paying their own bills, this would offer a gross return of 8.8%, 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.

The property is currently empty, this would give any potential purchaser some time to make improvements to the property before a new tenancy starts in September 2025.

The property has 2 bathrooms and 4 good size double rooms, with one smaller room to the first floor rear. There is a large kitchen and separate sitting room, to the rear of the property is a lean to/ utility area, perfect for laundry and secure bicycle storage and there is a courtyard garden out the back. It comes fully furnished and ready to use as a rental property.

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

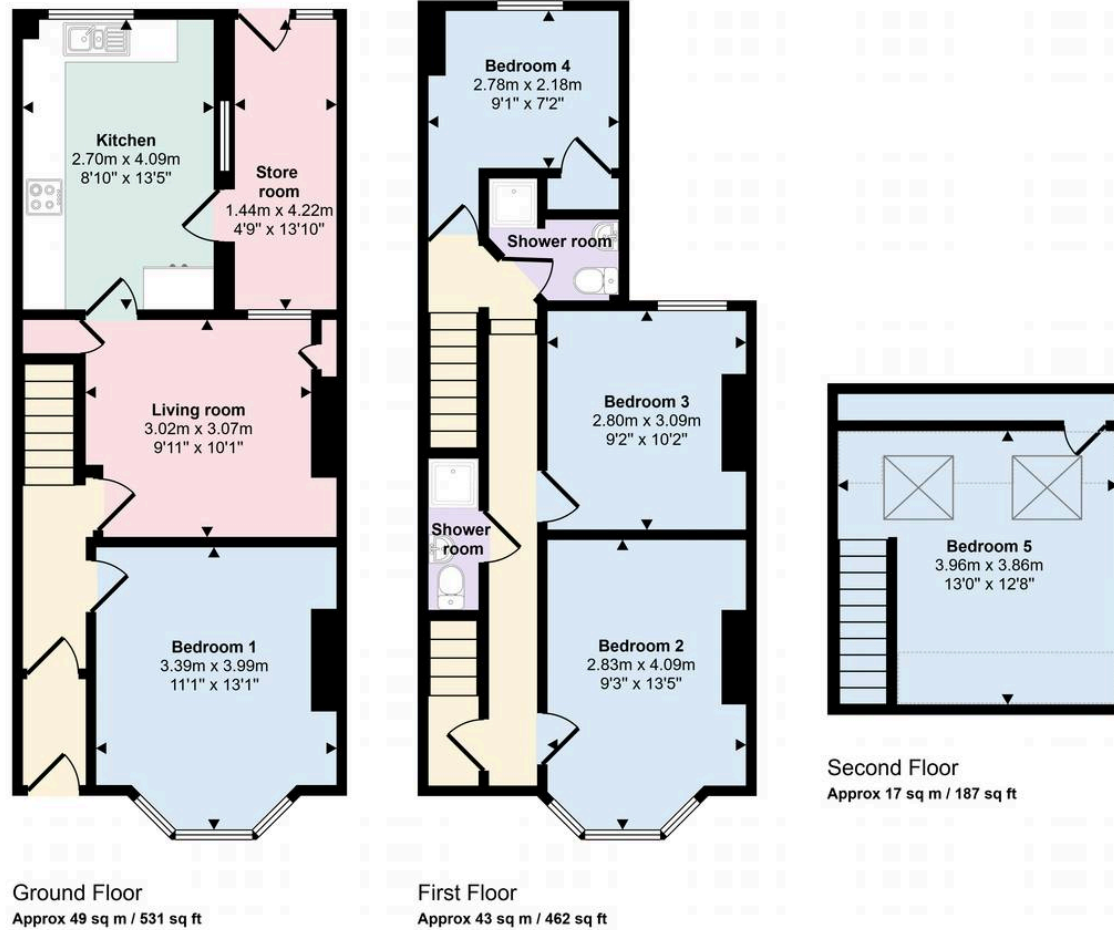
Tenure: Freehold

Council Tax: Exeter City Council - Band B





Approx Gross Internal Area
110 sq m / 1180 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

Elmbrook House New North Road, Exeter - EX4 4LA

01392 340936 • info@hellierridley.co.uk • www.hellierridley.co.uk

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