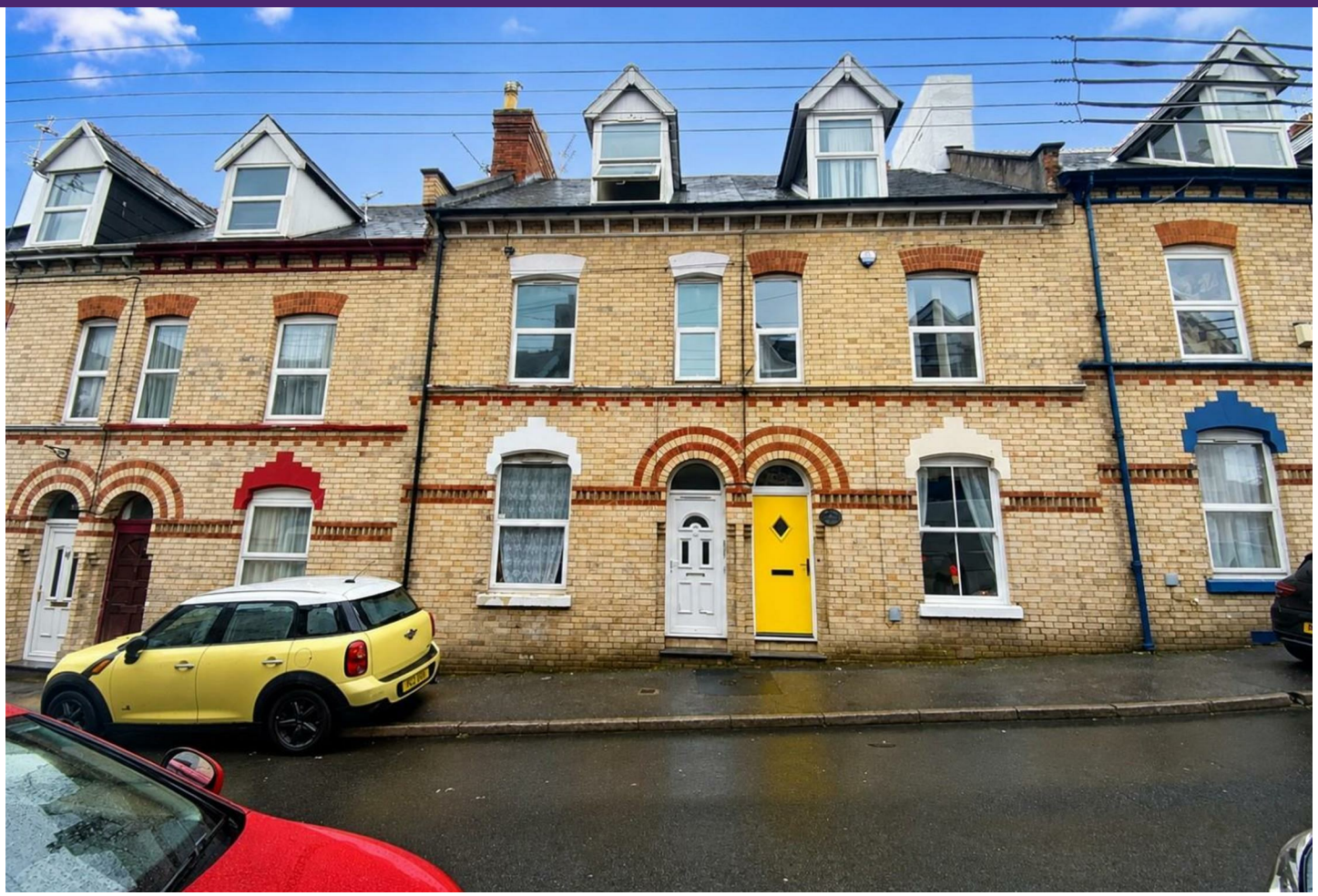
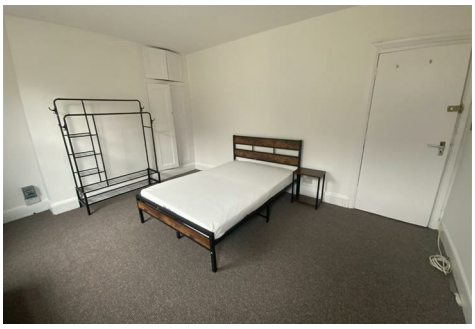
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PROPERTIES









42 Sunflower Road, Barnstaple, EX32 7DU

Asking Price £210,000

Fully licensed HMO investment offering five letting units (four rooms plus a self-contained flat), sold fully occupied and producing £31,200 per annum, equating to an approx. 13.8% gross yield at the asking price of £225,000.

The property has benefited from recent improvements, including a new gas combi boiler, new carpets and full redecoration to all communal areas within the last 18 months, and refurbished rooms with new flooring, furniture and décor. All rents are inclusive of bills, with individual electricity sub-meters to each room. A rear courtyard garden completes the offering.

An excellent turn-key HMO investment with strong income and proven demand.

Description

An excellent opportunity to acquire a fully licensed and well-established HMO investment, situated within a popular residential area of Barnstaple. The property is arranged to provide four individual HMO rooms plus a self-contained top-floor flat, offering diversified income and strong, ongoing tenant demand.

The accommodation is laid out as follows:

Ground Floor: Two HMO bedrooms, a shared kitchen and a communal bathroom
First Floor: Two further HMO bedrooms and a separate WC
Second Floor: A well-presented self-contained flat comprising a hallway, bedroom, bathroom and an open-plan lounge/living/kitchen/dining area.

The property benefits from a current HMO licence and has recently had a new gas combi boiler installed, providing reassurance for an incoming purchaser.

Rental Income

The property is currently fully occupied, producing the following rents (all inclusive of bills):

Room 1 – £475 pcm

Room 2 – £500 pcm

Room 3 – £500 pcm

Room 4 – £550 pcm

Flat 5 – £575 pcm

Total gross income: £2,600 per calendar month / £31,200 per annum

Each room is fitted with its own electricity sub-meter, with tenants contributing towards their individual room usage. Gas, water and communal electricity are included within the rent and paid by the landlord, offering clarity and control over utility costs.

Yield & Investment Summary

Asking Price: £225,000

Gross Annual Income: £31,200

Gross Yield: Approximately 13.8%

This still represents a strong and attractive return, supported by full occupancy, compliant licensing and recent capital investment.

Condition & Recent Improvements

All communal areas, including the entrance hall, staircases and landings, have been fully redecorated within the last 18 months

New carpets fitted throughout all communal areas during the same period

Rooms 2, 3 and 4 fully redecorated within the last year, including new carpets and new furniture

Recently installed gas combi boiler

Additional Features

Small courtyard garden to the rear

Established letting history with consistent demand

Sold with tenants in situ, making this an ideal turn-key investment

Overall, 42 Sunflower Road represents a high-yielding, well-maintained HMO investment, offering excellent income, strong tenant demand and minimal immediate expenditure requirements. It is well suited to both experienced HMO investors and those seeking a compliant, ready-to-run addition to their portfolio.

2025 - 2026 Utility Costs

Water – £1,692 per annum
Council Tax – £1,850 per annum
Gas – £742 per annum
Electricity – £1,358 per annum

(based on 1st August 2025 to 1st August 2026)

This gives a total annual utility cost of approximately £5,642, or around £470 per month on average.

Information

Age - 1900s
Tenure - Freehold
Heating - Mains Gas Central Heating
Drainage - Mains
Windows - UPVC double glazing throughout
Council Tax - Tax band A for House - Flat 5 Council Tax Band A
EPC Rating - D
Seller's position -No onward chain

Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lense or maybe be historic. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be

relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

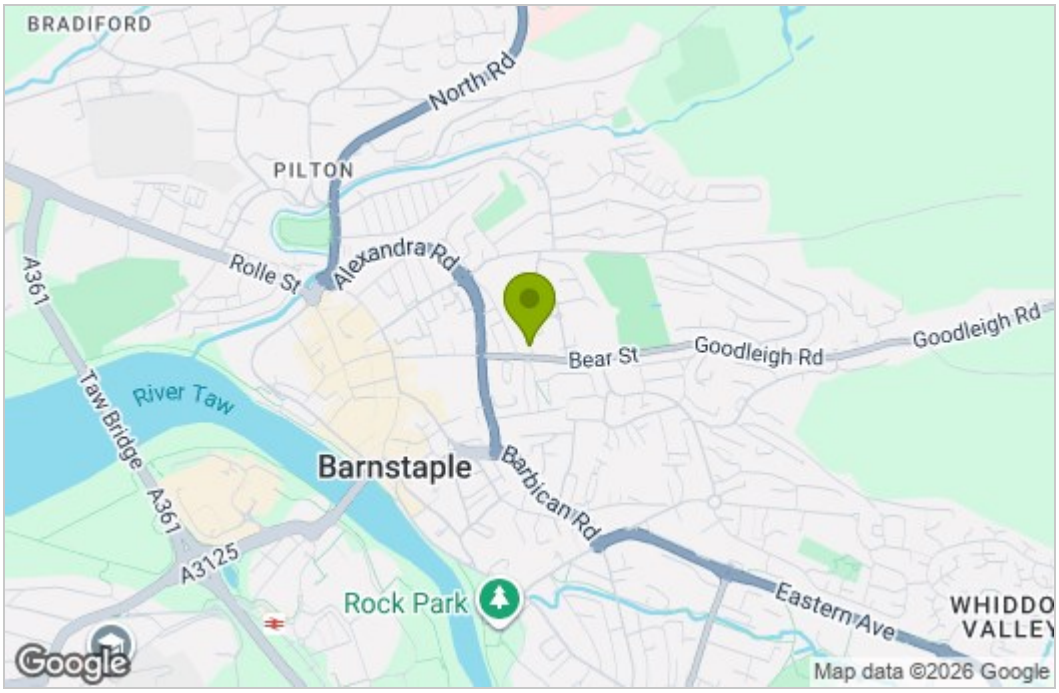
AML (Anti-Money Laundering)

In line with UK anti-money laundering regulations, all purchasers are required to complete an AML (Anti-Money Laundering) check. A charge of £36.00 per property transaction applies for this service. Please ensure all relevant parties provide the required information promptly to avoid any unnecessary delays to the transaction.

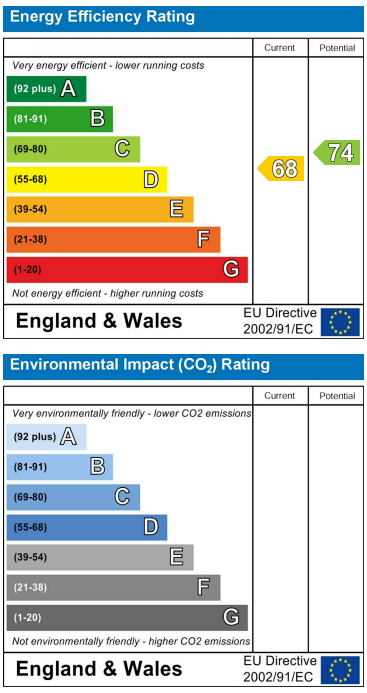
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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