



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 6



Bathrooms: 2



Receptions: 1



Gas Central Heating



On Street Permit  
Parking



Enclosed Rear Garden



Council Tax Band: B

£525,000 Freehold

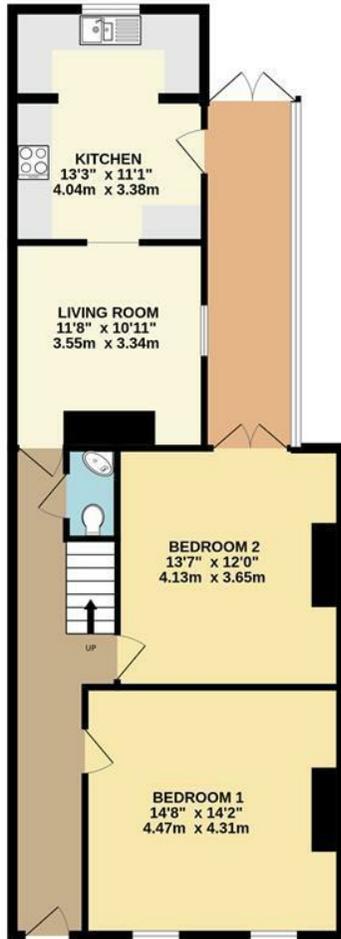


Clifton Road,

Exeter, EX1 2BR

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SUMMARY

A deceptively spacious six-bedroom HMO investment opportunity, currently generating a gross rental yield of 8.58%, let for the current 2025/26 year at a rent of £47,190 (inclusive of bills). The property is let from 1 August 2026 at a rent of £48,642. Located in this superb position on Clifton Road, the property is within walking distance of the City Centre, St Luke's and Streatham University Campuses, and the Royal Devon and Exeter Hospital.

The property offers generously proportioned rooms across three floors, comprising entrance hall, two ground floor bedrooms, an open plan living/dining/kitchen, a utility area, a ground floor cloakroom, three first floor bedrooms with a bathroom at half landing level, and to the second floor is a further double bedroom and a separate shower room.

Outside is an enclosed courtyard garden which is paved and has a useful garden shed for storage.

Early internal viewing is highly recommended.

## AGENTS NOTE

The property is currently generating a gross rental yield of 8.58%, let for the current 2025/26 year at a rent of £47,190 (inclusive of bills). The property is let from 1 August 2026 at a rent of £48,642 (gross rental yield of 8.84%).

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



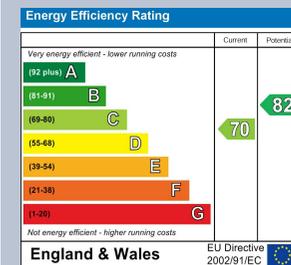
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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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