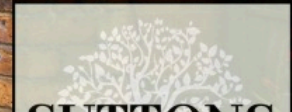




 **3**
Bedrooms

 **3**
Bathrooms





****Attention investors £18,480 pa in rent**HMO* Gross yield of 11.55% or Net yield 9.99% *fully let*** Suttons are proud to offer for sale a three-bedroom terraced HMO located close to Coventry City Centre/University. The property briefly comprises of a shared communal kitchen with appliances; the ground floor has its own private ensuite and kitchenette and private access to the rear garden that backs onto Coventry Canal. To the first floor are two further bedrooms both benefiting from their own kitchenette and ensuite. Landlord covers the bills for the tenants.

Good to know:

The property holds a valid HMO licence, ensuring compliant multi-occupancy use (valid 5-year HMO licence (until 2027))

EICR in the process of being redone, so this will be valid from 2026 to 2031

EPC Rating D

Council Tax Band A

Internal area 58 square meters / 624 square foot.

Modern combi boiler installed 2023 and serviced regularly.

New doubled glazed windows with a 10 year warranty

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Rental income:

Flat 1- (ground floor) - Tenanted - £595pcm / £7,140 pa

Flat 2 - (first floor front) - Tenanted - £495pcm / £5,940 pa

Flat 3 - (first floor rear) - Vacant - due to be rented from Mid March for £450pcm / £5,400 pa

=£18,480 pa

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The vendor covers the bills on the property:

Wi-Fi - £255 pa

Gas/electricity -£1790 pa

Water (unmetered) - £451 pa

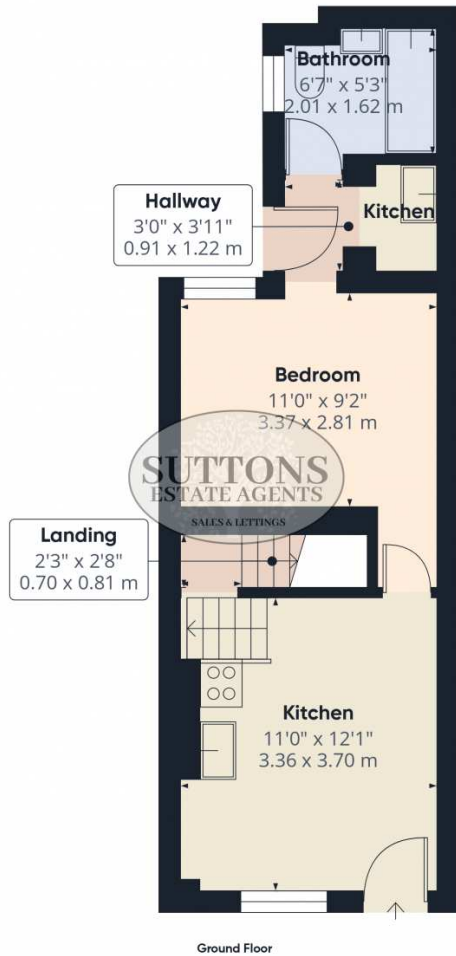
Council Tax - £1,609 pa - with the council Tax the vendor then passes the cost onto the tenants - each tenant payes 1/3 of the council tax bill. When one of the three rooms are vacant, the landlord covers the cost of the council tax for that room, so each letterable room pays 1/3 of the council tax bill.

=£2,496 pa in expenses

AST has a fair policy clause. The vendor set up the allowance of £60 per month per person for the Utilities over 3 months.

Gross rental yield 11.55% and Net 9.99% - which makes this an excellent investment.

Reason for sale: Landlord retiring.



Ground Floor



Approximate total area^m
324 ft²
30.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Newham Road, Stoke CV1 5BB

