

Barnstaple, Devon
£395,000

Discreetly Available



Central Barnstaple, Barnstaple, Devon, EX31 1BA

13.3% GROSS YIELD! Discreetly available is this long established and well run HMO property with 9 rooms currently let and 2 further rooms available. The property is available as an ongoing investment allowing a purchaser to enjoy income immediately with no fallow period and offering a gross return which, even at today's high interest rates, is approximately TWO AND A HALF TIMES the return from savings! Please call the agents for more information.

BASEMENT

W/C

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Flat C Lounge

Kitchen

4.2m x 2.7m (13' 9" x 8' 10")

Bedroom Seven

4.2m x 3.2m (13' 9" x 10' 6")

Bedroom Eight

4.2m x 2.3m (13' 9" x 7' 7")

Bedroom Nine

Bathroom

Stairs to Ground Floor

Lounge

4.5m x 5.4m (14' 9" x 17' 9")

Kitchen

Store Room

Conservatory

11.5m x 2.7m (37' 9" x 8' 10")

Stairs to First Floor

Bedroom Four

4.5m x 4.10m (14' 9" x 13' 5")

Bedroom Five

Bedroom Five A

4.5m x 3.2m (14' 9" x 10' 6")

Bedroom Five B

Bathroom

1.6m x 2.0m (5' 3" x 6' 7")

Stairs to Second Floor

Bedroom One

3.2m x 2.45m (10' 6" x 8' 0")

Bedroom Two

3.9m x 3.8m (12' 10" x 12' 6")

Bedroom Three

3.2m x 3.4m (10' 6" x 11' 2")

Bathroom

Agent's Note

As are are discreetly marketing this property, the location pin on the website is located at our office in Cross Street, Barnstaple. For further information please contact Simon Smith at John Smale & Co Estate Agents 01271 342 000. We can only provide room measurements taken from the Fire Risk plan, so not all room sizes are available.

Services

Council Tax Banding: E. Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority. EPC Energy Rating: E.

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Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

Email: barnstaple@johnsmale.com Website: www.johnsmale.com

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Offices also @ London (Mayfair Office)

Tel: 01271 342000