



8 Station Road, Cullompton, Devon, EX15 1AH

For sale

Viewing by prior appointment
Vicky Bandyszewska BA (Hons)

(01392) 202203

vicky@sccexeter.co.uk

Beautifully presented and refurbished fully licensed HMO
for 6 persons

9.1% gross yield

6 bedrooms (1 with own kitchen)

Garage with electricity supply plus parking for 2/3 cars

Communal garden

Price: £425,000

strattoncrebercommercial.co.uk

Location

The property is situated on Station Road, conveniently located just 120 yards from the town High Street and 175 yards from Tesco supermarket. A historic town, Cullompton has a weekly street market, a bustling town centre, and is a short drive to the Blackdown Hills, an Area of Outstanding Natural Beauty.

Cullompton is popular with commuters and locals, the town as a population of around 9,000 people, situated on Junction 27 of the M5 motorway, via which Exeter is 11 miles southbound and Wellington around 13 miles northbound.

There is a regular bus service through the town and car parking permits can be purchased from the town council.

Description

This well presented property comprises six bedrooms (one with own kitchen), two shower rooms, two separate WC's, large shared kitchen and dining area, sitting room, mezzanine snug over looking the kitchen, and laundry room.

The property has under gone significant renovation works including a double height kitchen extension with mezzanine floor, flagstone flooring, new central heating system and the property has been fully rewired. The windows have also been replaced including triple glazing to the road facing walls, new bathrooms, front door, laundry room and in 2020 was re-rendered in lime and repainted.

Outside there is a garage with electricity supply and parking for two or three cars as well as a small communal garden.

Currently the property is fully tenanted with a 9.1% gross yield. The current owner pays for utilities which is accounted for in the rent.

Utilities

Mains gas, electricity, water and drainage.

Price

£425,000.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D69

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the joint sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Vicky Bandyszewska
Tel: (01392) 202203
Email: vicky@sccexeter.co.uk

OR

Seddons Cullompton
6 High Street, Cullompton, EX15 1AA

Tel: 01884 32100
Email: cullompton@seddons.com



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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