



 Moovahome.co.uk

Bath Road, Old Town, Swindon, SN1 4AU

£700,000

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Moovahome offer to the market a unique investment opportunity. Located in the sought after Bath Road in the heart of Old Town, Swindon, this established, licensed HMO is offered for sale fully tenanted. With added investment, Moovahome believe a uplift of 25% to the rental can be easily achieved.

CURRENT RENTS/SIZES

Basement

Room 7 £700 pcm, Main Room 3.49m x 4.93m + Kitchen 1.74m x 1.18m

Room 8 £700 pcm, Main Room including kitchen 3.88m x 4.98m

Ground Floor

Room 1 £700 pcm, Main Room 4.73m x 4.97m

Room 2 £600 pcm, Main Room 3.67m x 4.29m + en suite

First Floor

Room 3 £650 pcm, 3.60m x 5.41m + en suite and shared kitchen

Room 4 £700 pcm, 3.80m x 3.78m + en suite and shared kitchen

Shared Kitchen - 2.30m x 2.37m

Utility - 1.88m x 1.51m

Second Floor

Room 5 £650 pcm, 3.66m x 4.71m + en suite and shared kitchen

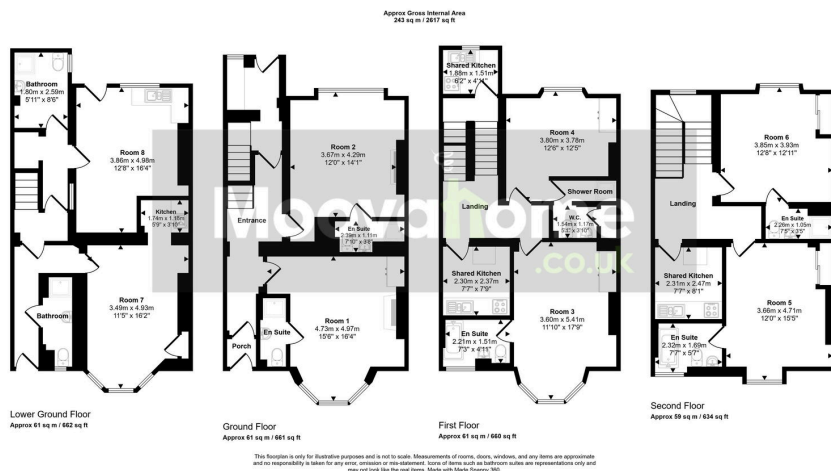
Room 6 £665 pcm, 3.85m x 3.93m + en suite and shared kitchen

Shared Kitchen, 2.31m x 2.47m

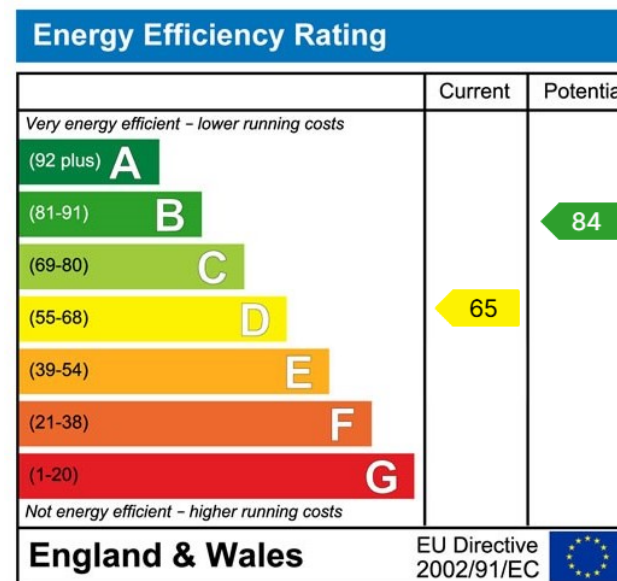
Current Rental is £5,365 per calendar month or £64,380 per year.

Moovahome would enter into a complimentary management package for any landlord purchasing this home for a transition period of 3 months. With a continual uplift in the standard, we predict a rental income around £80,000 a year being achieved within 6 months of purchase.





- HMO 8 Bedroomed Investment Buy
- Fully Tenanted
- Potential to develop further
- Heart of Old Town
- Parking



www.moovahome.co.uk

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Sales: Moovahome is a trading name of Moovahome Ltd.
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