



- No Onward Chain - Currently Vacant
- Well Presented Interior
- Parking For Two Cars
- Character Grade 2 Listed Building
- House of Multiple Occupation (HMO) Investment
- Shared Lounge, Bathrooms, W.c's, Kitchen & Laundry Room
- Extra Spare Room with Potential
- 7 Rental Rooms
- Potential Income £30,940 (see notes)
- Ideal Central Ryde Location off High Street

Clifton Cottage 1 High Street, Ryde, PO33 2PN

£350,000

'Clifton Cottage' is a licensed House of Multiple Occupation (HMO). This detached building has 7 individual rooms, some of which are suitable for couple/two people. All rooms enjoy the use of shared facilities including a lounge, conservatory, garden, laundry room, kitchen, bathrooms and separate w.c's. When occupied the residents were charged rent at £85 per week per room plus a service charge of £40 per week for single occupancy and £60 per week for those who shared a room. Fully occupied rental income would be £30,940 plus the service charge designed to cover the costs of heating, maintenance etc. This charming grade 2 listed detached building is situated in the most convenient of positions being just off the High Street at Ryde and as such having all the retail shops and services on it's doorstep. The nearest bus route is literally yards away and the building sits adjacent to a car park and major supermarket. The interior of the property has been obviously well maintained by the current owners meaning the new owner/investor can fill the empty rooms as soon as the transaction is completed. The outside space is limited but offers patio areas a courtyard where residents can sit and there are two parking spaces to use. In our opinion this HMO is proficiently arranged and professionally organised ready for the new owner to take the reigns.



# Accommodation

## Ground Floor

### Entrance Hall

11'3 x 7'11 (3.43m x 2.41m)

### Inner Lobby

### Communal Kitchen

20'1 max x 12'1 max (6.12m max x 3.68m max)

### Communal Laundry Room

13'11 x 6'10 (4.24m x 2.08m)

### Bedroom

16'5 x 7'10 (5.00m x 2.39m)

### Rental Bedroom

15'7 x 13'3 (4.75m x 4.04m)

### Rear Lobby

### Bathroom

10'0 x 6'10 (3.05m x 2.08m)

### Separate W.c

## 1st Floor

### Communal Lounge

16'6 x 15'11 (5.03m x 4.85m)

### Conservatory

8'8 x 8'7 (2.64m x 2.62m)

### Rental Bedroom

12'5 x 12'2 (3.78m x 3.71m)

### Separate W.c

### Rental Bedroom

15'8 x 13'2 (4.78m x 4.01m)

### Spare Room

10'6 x 8'10 (3.20m x 2.69m)

Potential as another bathroom, office or rental bedroom  
subject to all permissions

## 2nd Floor

### Rental Bedroom

12'2 x 11'8 (3.71m x 3.56m)

### Rental Bedroom

16'6 x 16'0 (5.03m x 4.88m)

### Rental Bedroom

16'0 x 13'5 (4.88m x 4.09m)



**Bathroom**  
10'6 x 7'11 (3.20m x 2.41m)

**Separate W.c**

**Communal Courtyard**  
A walled courtyard sitting off the kitchen

**Communal Gardens**  
The walled garden contains mature shrub filled beds and borders plus paved patios and pathways.

**Parking**  
Gated parking for up to two vehicles

**Rental Figures**  
Each rental bedroom resident was formerly charged £85 per week plus a service charge of £40 per week sole occupancy or £60 per week if sharing a double room. Rental charges moving forward will be down to the new owner and market forces.

**Tenure**  
Freehold

**Council Tax**  
Band E

**Broadband Connectivity**  
Openreach network. Up to superfast fibre available.

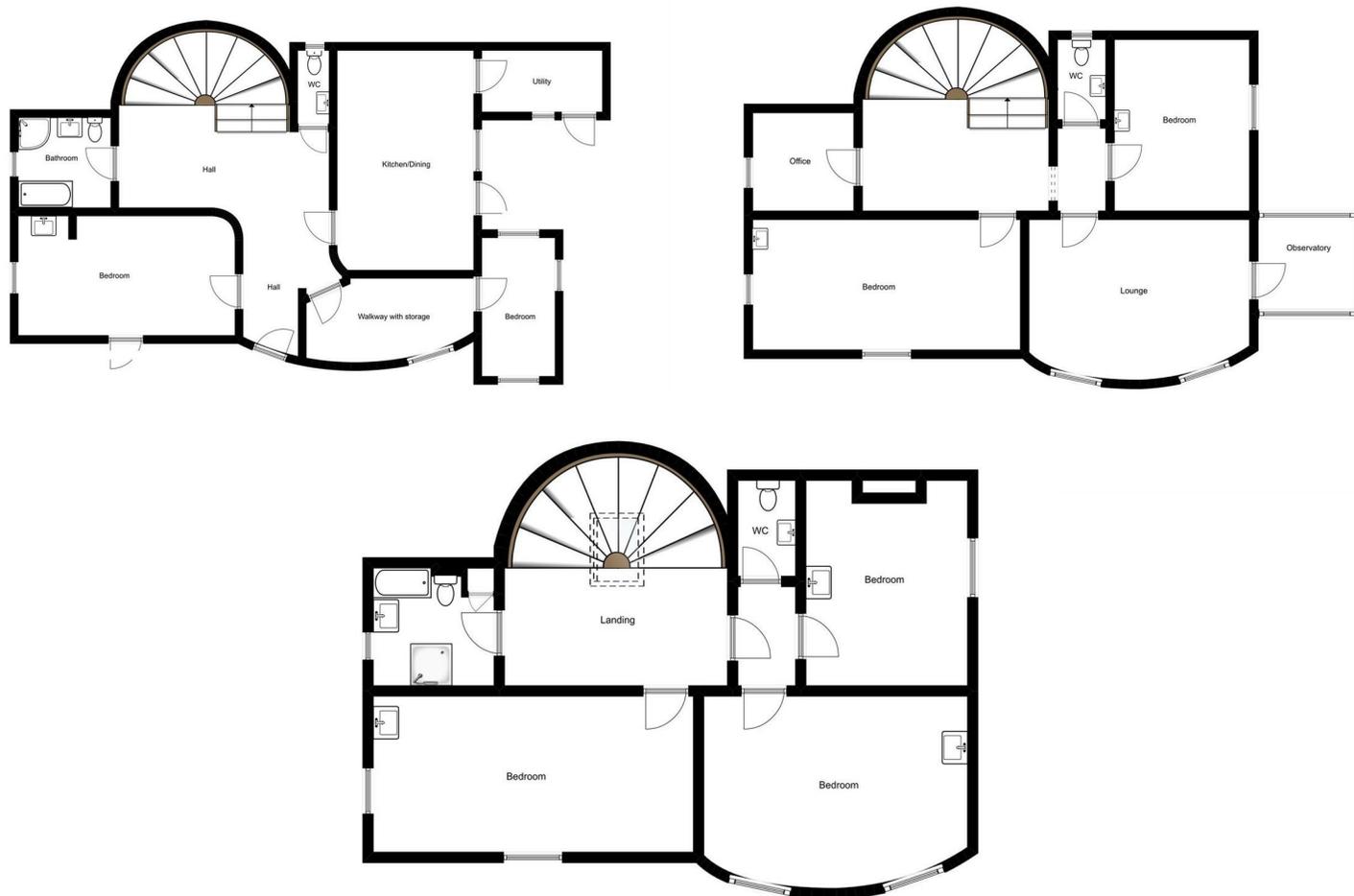
**Construction Type**  
Stone built. Possibly solid walls.

**Flood Risk**  
Very Low Risk

**Mobile Coverage**  
Coverage includes EE, O2, Three and Vodafone

**Services**  
Unconfirmed gas, electric, mains water and drainage.

**Agents Note**  
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

 187 High Street, Ryde, Isle of Wight, PO33 2PN  
 Phone: 01983 611511  
Email: ryde@wright-iw.co.uk


**Viewing:** Date ..... Time .....