



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

132 HANKINSON ROAD CHARMINSTER BOURNEMOUTH BH9 1HX



HMO For Sale

- 6/7 Letting Rooms
- HMO Licence for 6 persons
- Income of £790 per week

**£365,000
Freehold**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Situated in the cosmopolitan suburb of Charminster the property is close to all amenities and within 1.8 miles of Bournemouth town centre and 1.6 miles of Bournemouth University Campus.

The property itself consists of 6/7 letting rooms a shared kitchen and bathroom.

ACCOMMODATION

Ground floor

Shared Kitchen: 11'11" x 9'11" (3.65m x 3.03m)

With gas boiler, washing machines, cooker, fridges and fitted out with a range of wall and base units.

Room 1: 12'8" x 9'11" (3.86m x 4.35m)

Room 2:

Bedroom/living room 12'1" x 10'0" (3.70m x 3.05m)

Dining room 6'7" x 9'7" (2.01m x 2.73m)

En-suite shower room with WC

First floor

Room 6: 8'7" x 9'3" (2.63m x 2.75m)

Room 5: 10'0" x 11'6" (3.05m x 3.52m)

Room 4: 5'11" x 10'0" (1.81m x 3.05m)

Room 3: 10'10" x 14'10" (3.30m x 4.52m)

Shared bathroom: With corner bath, close coupled WC, pedestal wash hand basin, shower cubicle with pivot door enclosure, part tiled, vinyl cushion flooring.

Room 7

Breakfast room: 9'0" x 5'10" (2.76m x 1.79m)

Bedroom: 13'2" x 11'4" (4.032m x 3.47m)

Shower room with WC.

Outside

To the front of the property there is concrete hard standing for 1 vehicle. Gated access from the side of the property with cycle storage. To the rear of the property there is a large concrete patio. Steps to further patio area and further steps to terraced garden mainly laid to lawn with tree and shrub borders, timber shed.

RATEABLE VALUE -

Council tax Band C

TENURE

Freehold

We understand the current income is £790 per week.

PRICE

£365,000 to include the goodwill, furnishings, fittings and equipment as per inventory to be prepared.

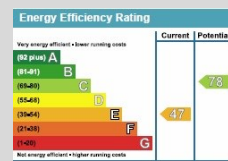
PLANNING

HMO licence for 6 persons is currently held.

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

EPC Rating E

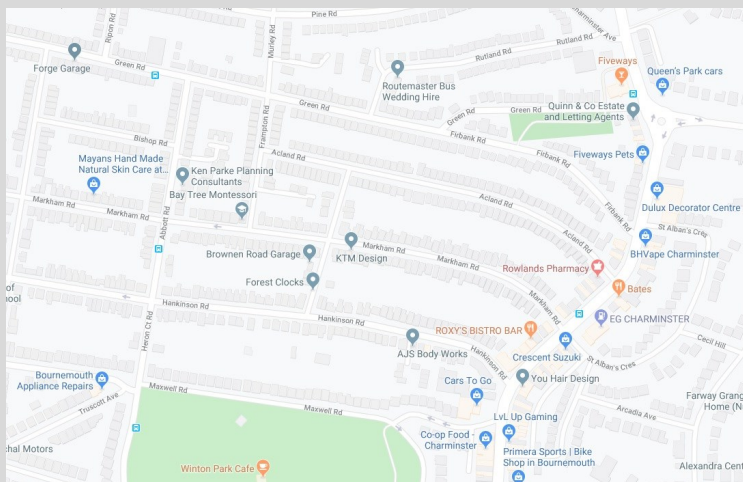


VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

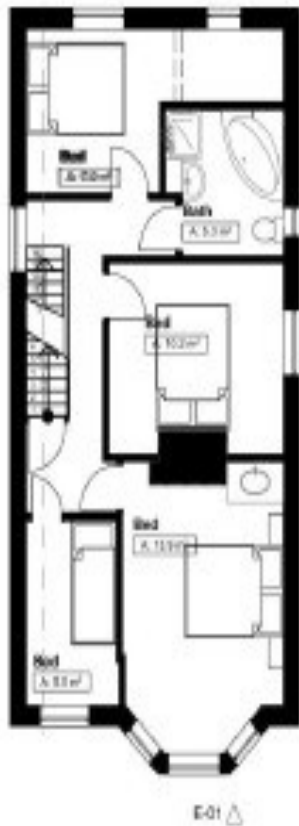
The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

Ellis and Partners (Bournemouth) Ltd No. 6522485

Registered in England and Wales. Registered Office: 4 Dean Park Crescent, Bournemouth, Dorset BH1 1LY



GF-Ground Floor



FF-First Floor



3F-Loft

