



## HILLCREST 4 FAIRFIELD TERRACE

DOUGLAS, IM1 1BE

**£750,000**  
**FREEHOLD**

Superb Investment Opportunity Offering a High Yield Return Fully Licensed Terraced HMO (House in Multiple Occupation) What is a HMO HMO is where three or more unrelated persons occupy a house, where they pay rent for their own bedroom and share a kitchen, lounge and/or a bathroom. No Lease or contract is required.

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• 2 Communal Lounges • 2 Lovely Fully Fitted Communal kitchens • Laundry Room • 17 bedrooms (Which are currently all rented) • Most Bedrooms have access to En-suite Shower/Bath facilities, there is also a Shower room with 2 cubicles • Current Rental Income per week is £1797 The property also benefits from a large self contained flat that could provide an additional Income or provide live in accommodation



### Overview

Nestled in the heart of Douglas, 4 Fairfield Terrace presents a remarkable opportunity for those seeking a spacious and versatile property. This fully licensed terrace house boasts an impressive 17 bedrooms, making it an ideal choice for large families, or for those considering a bed and breakfast venture.

Upon entering, you will find two generously sized reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the property offers ample space for comfortable living, with each bedroom designed to provide a restful retreat. The 14 bathrooms ensure that convenience is at the forefront, catering to the needs of a bustling household or accommodating multiple guests with ease.

### Additional Information

Rateable Value: £TBA

Rates Payable: £TBA

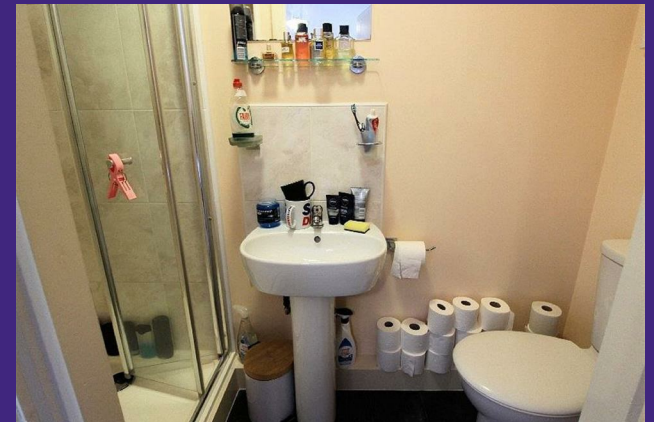
Inclusions : TBA

School District: HENRY BLOOM NOBLE / BHS

### Directions

Travelling along Peel Road into Douglas keep left on to Belmont Terrace than continue through the first set of lights and then turn left at the next set on to Upper

Church Street, continue up the road and take the 2nd turning on the right onto Tynwald Street where the property can be found at the end of the street on the left hand side opposite Bedco.



BASEMENT  
244 sq.ft. (22.7 sq.m.) approx.



GROUND FLOOR  
789 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR  
787 sq.ft. (72.8 sq.m.) approx.



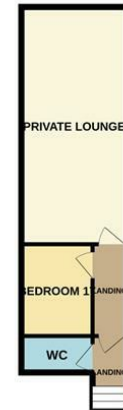
2ND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



3RD FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



3RD FLOOR MEZZANINE LEVEL  
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 3710 sq.ft. (344.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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