



## 8 West View Road, Poole, BH15 2AZ

£525,000

- Registered HMO Property
- Long Term Tenants
- Double Glazed
- Close to Poole Town Centre
- Off Road Parking
- Scope to Improve
- 9 Bedrooms, 11 People License
- Gas Central Heating
- An HMO for 11 years



## 8 West View Road, Poole BH15 2AZ

A well established HMO detached property producing a good yield with long term tenants. Situated in a sought after location close to Poole Town Centre and transport links, the rooms always let quickly. Deceptively spacious this chalet bungalow has nine letting rooms and an eleven persons license. With three bathrooms, two kitchen areas and a utility room there is good facilities for the occupants. The property has been an HMO for eleven years and currently produces a good income and has scope for further improvement.

 9  3  1  D Council Tax Band: D



## Property Details

### Area

Poole is a large coastal town, a popular destination for tourists attracted by its large natural harbour and Blue Flag sandy beaches. There is a wide range of residential housing from the historic 'Old Town' to newer style developments interspersed throughout the area. The Dolphin Centre is Dorset's largest indoor shopping centre with its range of High Street brands and independent retailers. Nearby the quay, is home to a marina and harbour with further shops, pubs and restaurants ideal for relaxing and socialising. The town has great transport links by road and rail, to Bournemouth, Southampton London and beyond.

### Tenure

Freehold.

Council Tax Band D

### Description

Accommodation comprises, Covered Entrance Porch to Front Door. Entrance Hall leads to all

principle rooms, on the ground floor there are six double rooms, sharing two bathrooms, good size kitchen, separate utility room and a large conservatory to the rear which could be used as a communal lounge area. Access off the hallway leads to the first floor. Large landing incorporates a overflow kitchen area. Three double bedrooms are serviced by a further bedroom on this floor. Outside A good size rear garden with mature trees and hedging, side access to the front, small lawned area, with two driveways providing off road parking. Current Rents per week.

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Room 1, £125

Room 2, £175

Room 3, £110

Room 4, £130

Room 5, £150

Room 6, £105

Room 7, £110

Room 8, £200

Room 9, £ 95 (currently empty)

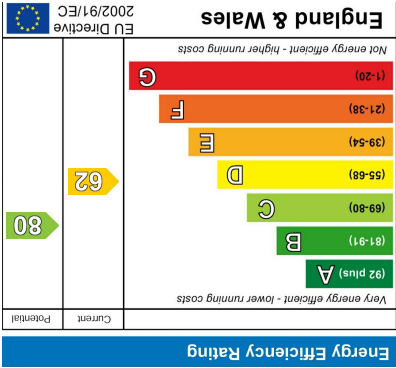
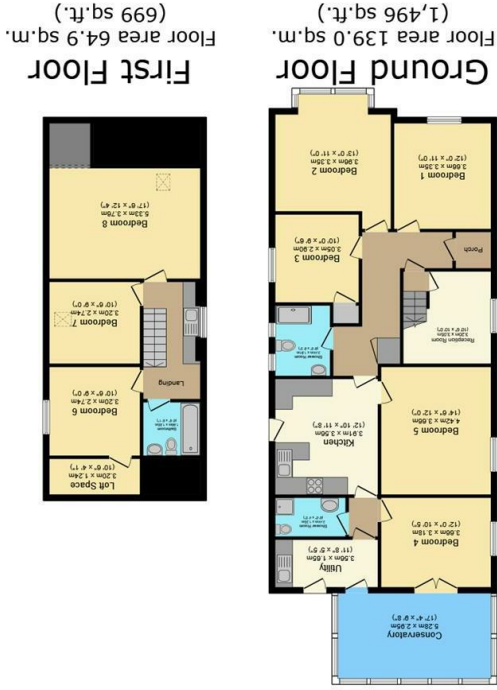
£62,500 PER ANNUM





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

TOTAL: 203.9 sq.m. (2,195 sq.ft.)



## Views

Views by arrangement only.  
Call 01202 88 90 88 to make an appointment.

