



Connells

Manor Road
Paignton



Property Description

Introducing a remarkable investment opportunity: a 12-bedroom HMO located in the highly sought-after Preston seafront area, offering a lucrative 13.51% yield. This property is available through a modern method auction operated by I Am Sold, making it an accessible and attractive proposition for astute investors. The surrounding area of Preston seafront is renowned for its picturesque landscapes and vibrant community. Tenants will enjoy easy access to local amenities, including shops, cafés, and restaurants, enhancing their living experience. Additionally, excellent transport links ensure that residents can conveniently reach nearby towns and cities, further increasing the property's appeal.

Accommodation

uPVC entrance door leading into

Ground Floor

Bedroom One

10' 2" max x 8' 8" max (3.10m max x 2.64m max)

Ensuite

Utility

12' 1" max x 5' 4" max (3.68m max x 1.63m max)

Kitchen

12' 1" max x 12' max (3.68m max x 3.66m max)

Kitchen

16' 2" max x 13' 1" max (4.93m max x 3.99m max)

Lounge

15' 6" max x 14' max (4.72m max x 4.27m max)

First Floor Landing

Doors off to principle rooms

Bedroom 10

11' 11" max x 9' 1" max (3.63m max x 2.77m max)

Bedroom 8

12' 6" max x 6' 5" max (3.81m max x 1.96m max)

Bedroom 5

16' max x 6' 9" max (4.88m max x 2.06m max)

Bedroom 11

11' 5" max x 6' 7" max (3.48m max x 2.01m max)

Bedroom 6

14' 8" max x 6' 10" max (4.47m max x 2.08m max)

Bedroom 4

17' 8" max x 7' 9" max (5.38m max x 2.36m max)

Bathroom

Separate Wc

Second Floor

Doors off to principle rooms

Bedroom 9

13' 1" max x 6' 11" max (3.99m max x 2.11m max)

Bedroom 3

16' 4" max x 9' 2" max (4.98m max x 2.79m max)

Bedroom 12

12' 4" max x 6' 9" max (3.76m max x 2.06m max)

Bedroom 2

14' 9" max x 9' 8" max (4.50m max x 2.95m max)

Bedroom 7

11' 1" max x 10' 2" max (3.38m max x 3.10m max)

Communal Shower Room

Annex

15' 5" max x 8' 5" max (4.70m max x 2.57m max)

Bedroom

15' 5" max x 8' 5" max (4.70m max x 2.57m max)

Bedroom

15' 5" max x 8' 5" max (4.70m max x 2.57m max)









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Tenure: Freehold

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