



Instinct Guides You



## Abbotsbury Road, Weymouth £399,950

- Great Income Yield
- House Of Multiple Occupation
- Eight Bedrooms
- Semi Detached
- Moments From Harbourside
- Close To Amenities
- Good Investment Opportunity
- Well Proportioned Accommodation



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An impressive eight-bedroom, two bathroom, semi-detached house, registered as an HMO, located just moments from the vibrant Harbourside and local amenities. This spacious property offers an excellent opportunity for investors, generating a strong income of £44,280 per annum, ensuring a fantastic return on investment.

The property benefits from well-sized bedrooms, communal living spaces, and a prime location, making it an attractive option for tenants looking for easy access to the city center, transport links, and recreational areas along the Harbourside. The semi-detached design provides a sense of privacy and space, with the added benefit of a manageable garden and outdoor space.

With a strong rental yield and situated in a sought-after location, this HMO is a superb addition to any property portfolio. Don't miss out on this rare opportunity to secure a lucrative investment with consistent returns.

### Room Dimensions

Kitchen 9'8" max x 9'2" max (2.95m max x 2.80m max)

Kitchen 9'8" max x 9'3" max (2.97m max x 2.84m max)

Lounge/Diner

Bedroom One 9'8" max x 8'9" max (2.95m max x 2.69m max)

Bedroom Two 11'8" max x 9'8" max (3.56m max x 2.97m max)

Bedroom Three 12'11" max x 11'0" max (3.95m max x 3.36m max)

Bedroom Four 11'8" max x 9'8" max (3.56m max x 2.97m max)

Bedroom Five 10'3" max x 9'8" max (3.13m max x 2.97m max)

Bedroom Six 16'1" max x 12'0" max (4.91m max x 3.68m max)

Bedroom Seven 12'4" max x 9'8" max (3.77m max x 2.97m max)

Bedroom Eight 12'5" max x 11'10" max (3.79m max x 3.62m max)

Shower Room 6'2" max x 4'10" max (1.89m max x 1.49m max)

Shower Room 5'9" max x 5'1" max (1.76m max x 1.57m max)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.