

# R

www.robertsproperty.co.uk

# Roberts

Sales, Lettings & Block Management

**DETACHED STUDENT HOUSE**

**£385,000**



**Heathwood Road, Winton, Bournemouth, Dorset, BH9 2JZ**

## **STUDENT INVESTMENT PROPERTY**

- \* Detached House with 102 Square Metres of Floor Space \*
- \* 4-Bedrooms, 2-Reception Rooms & Lean-to/Conservatory \*
- \* Shower Room & Bathroom \* Let to Four University Sharers \*
- \* Frontage Off Road Parking \* Garden with Large Shed Store \*
- \* **Rental Income of £1,860 pcm on an 11.5 Month Contract \***
- \* **Tenancy Commenced 04/09/24 \* Buy-to-Let Buyers Only \***

**158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955**

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

**Heathwood Road, Winton, Bournemouth, Dorset, BH9 2JZ:**

UPVC double-glazed entrance porch leads via glazed front door into:

<b><u>Entrance Hallway:</u></b>	Plain ceiling with ceiling light point and mains wired smoke detector. Recessed under stair storage area with frosted window to side aspect. Cupboard housing electric meter and consumer unit. Single panelled radiator.
<b><u>Reception Room One (Arranged as a Bedroom):</u></b>	<b><u>13' 3 x 11' 10 / 4.04m x 3.61m (approx')</u></b> . Having plain naturally coved ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Double panelled radiator.
<b><u>Reception Room Two:</u></b>	<b><u>11' 9 x 10' 5 / 4.02m x 3.18m (approx')</u></b> . Plain ceiling with ceiling light point and picture rail. Single-glazed windows and casement door leading to conservatory. Two double panelled radiators.
<b><u>Conservatory Lean-to:</u></b>	<b><u>14' 9 x 7' 2 / 4.49m x 2.18m (approx')</u></b> . Having single glazed windows to side and rear aspects and sliding patio doors leading to rear garden. Wired glass roof and door giving access to:
<b><u>Ground Floor Shower Room:</u></b>	Textured ceiling with ceiling light point. Two frosted UPVC double-glazed windows to side aspect. Shower cubicle with thermostatic shower valve. Close coupled WC, pedestal wash basin & ladder style heated towel rail.
<b><u>Kitchen / Diner:</u></b>	<b><u>16' 9 x 9' 9 / 5.11m x 2.97m (approx')</u></b> . Coved and textured ceiling with two down light points. Mains wired heat detector and carbon monoxide alarm. Aluminium framed double-glazed windows to side and rear aspects and door giving access to garden. A range of wall and base mounted units with work surfaces over. Twin bowl, single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood over. Under counter fridge and freezer and space and plumbing for washing machine. Wall mounted gas central heating combination boiler and single panelled radiator.
<b><i>Staircase from hallway to first floor landing</i></b>	
<b><u>Landing:</u></b>	Plain ceiling with ceiling light point and mains wired smoke detector. Frosted single-glazed window to side aspect.
<b><u>Bedroom One:</u></b>	<b><u>13' 3 x 11' 10 / 4.04m x 3.61m (approx')</u></b> . Having papered ceiling with ceiling light point and UPVC double-glazed bay window to front aspect. Three single panelled radiators.
<b><u>Bedroom Two:</u></b>	<b><u>11' 9 x 10' 5 / 4.02m x 3.18m (approx')</u></b> . Coved and textured ceiling with ceiling light point. Two aluminium framed double-glazed windows to rear aspect. Double panelled radiator.
<b><u>Bedroom Three:</u></b>	<b><u>10' 6 x 8' 6 / 3.20m x 2.59m (approx')</u></b> . Having plain ceiling with ceiling light point. Aluminium framed double-glazed window to rear aspect. and double panelled radiator.
<b><u>Bedroom Four/Study:</u></b>	<b><u>7' 1 x 7' / 2.16m x 2.13m (approx')</u></b> . Papered ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.
<b><u>Bathroom:</u></b>	Textured ceiling with ceiling light point and hatch providing access to loft. Frosted UPVC double-glazed window to side aspect. Panelled bath with shower screen and electric shower over. Vanity unit with inset wash hand basin, low level WC and double panelled radiator. Fully tiled walls.



**Outside:**

Front of property laid to hard standing with dropped kerb providing off road parking. Side access gate and pathway leading to:

**Rear garden** being laid partially to patio with the remainder laid to border. Hard standing for large timber shed with power and light.

**Rental Details:**

**The property offers established rental use to students.** The property is let on an assured short hold tenancy agreement to four university sharers at £1,860 pcm on an 11.5 month tenancy which commenced on the 4<sup>th</sup> September 2024.



