



27-28 Devizes Road, Old Town, Swindon, SN1 4BG  
£900,000

SWINDON  
**HOMES**   
sales, lettings & mortgages



Situated in the heart of Old Town on Devizes Road, this remarkable property presents a unique investment opportunity for cash buyers or those seeking a commercial mortgage. This House of Multiple Occupancy boasts an impressive nine bedrooms, each thoughtfully designed with an ensuite bathroom and a convenient kitchenette.

The property features a well-established shop on the ground floor, providing an excellent source of income potential. To the rear of the shop, Room One stands out with its separate living room and bedroom, offering a unique rental in the HMO sector. Also to the rear of shop is bedroom 2, which offers a separate kitchen. To the first and second floor is a further studio style rooms, with a boiler/ store room also on the top floor.

The property also includes dedicated parking at the rear, currently rented out with an additional charge for some rooms. The combination of a thriving commercial space below and well-equipped living quarters above makes this property a rare find in the market.

Whether you are looking to expand your property portfolio or start on a new venture, this property, with its prominent location and comprehensive amenities nearby, is an opportunity not to be missed.

### Shop

Shop currently let

Comprises main shop floor, three treatment rooms, WC

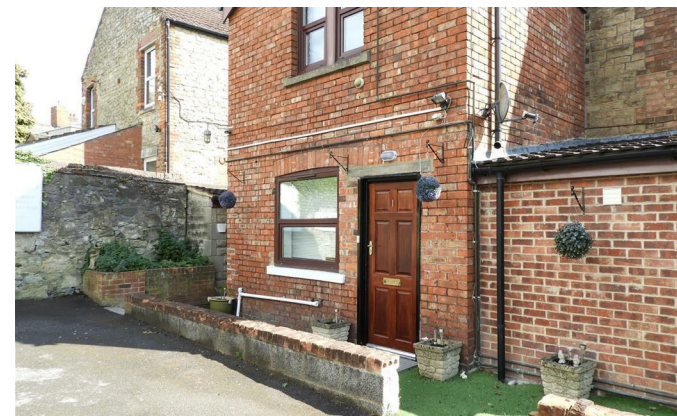
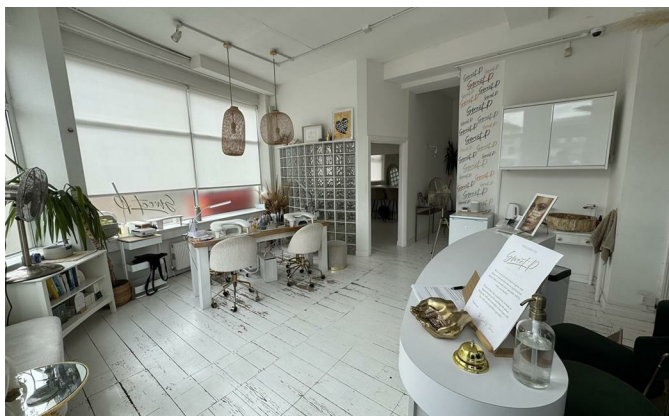
Main shop - 3.83m x 3.3m

Front treatment room - 2.66m x 2.8m

Rear treatment room - 2.82m x 3.9m

Side treatment room - 3.31m x 3.78m

WC - 0.76m x 1.75m





#### Room One

Large room/ apartment comprising living room/ kitchen, separate bedroom and bathroom.

Living Room - 3.8m x 3.62m

Bedroom - 3.89m x 2.04m

Bathroom - 2.8m x 1.2m

#### Entrance Hall

24'5" x 3'2" (7.45 x 0.97)

Side entrance door, door to room 2, stairs to first floor, rear door leading to parking

#### Room Two

Bedroom with separate kitchen and bathroom

Room - 3.48m x 3.10m

Kitchen - 2.08m x 1.98m

Shower Room - 2.79m x 1.37m

#### First Floor Landing

Doors to rooms 3-7, stairs to second floor, door to communal utility

#### Room Three

Bedroom with kitchenette and en-suite

Room - 3.84m into 1.35m x 3.62m into 5.4m

Ensuite - 1.4m x 1.7m



#### Room Four

Bedroom with kitchenette and en-suite

Room - 3.1m x 4.3m

En-suite - 1.7m x 1.4m

#### Room Five

Bedroom with kitchenette and en-suite

Bedroom - 4m x 3m

En-suite - 1.5m x 1.8m

#### Room Six

Bedroom with kitchenette and en-suite

Bedroom - 2.7m into 1.47m x 4m

En-suite - 1.6m x 1.34m

#### Room Seven

Bedroom with kitchenette and en-suite

Bedroom - 3.9m into 2.63m x 2.4m into 5m

En-suite - 1.3m x 2.4m

#### Communal Utility Room

9'4" x 8'0" (2.85 x 2.45)

Cooker, washing machines, storage cupboard





### Second Floor Landing

Stairs from first floor, doors to rooms 8 & 9, door to boiler room

### Room Eight

Bedroom with kitchenette and en-suite

Bedroom - 2.8m into 4.3m x 3.3m into 1.5m

En-suite - 1.47m x 1.4m

### Room Nine

Bedroom with separate kitchen and bathroom

Bedroom - 2.93m x 3.8m

Kitchen - 0.9m x 3.3m

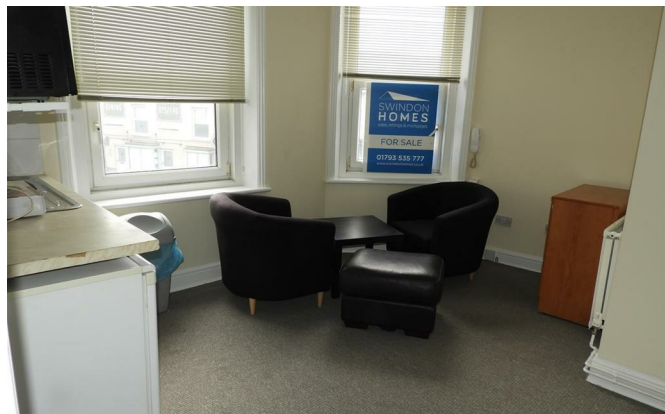
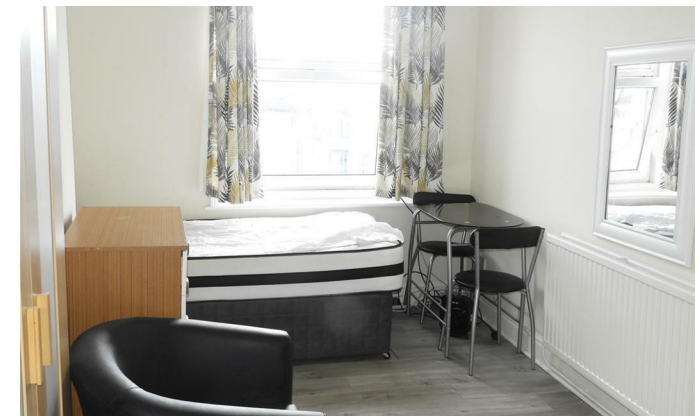
Bathroom - 1.5m x 1.3m

### Boiler Room

Boiler & store room

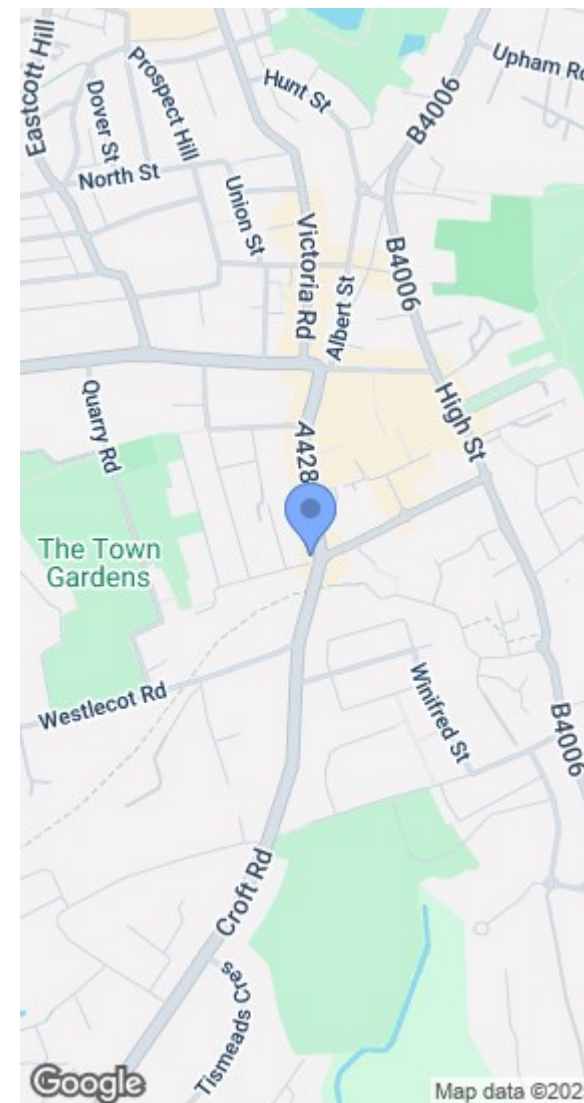
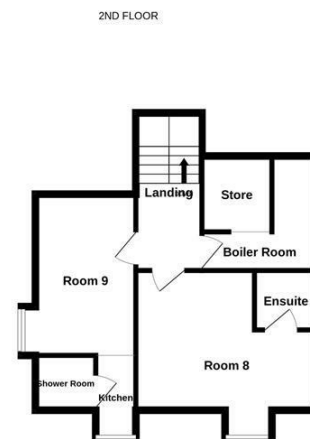
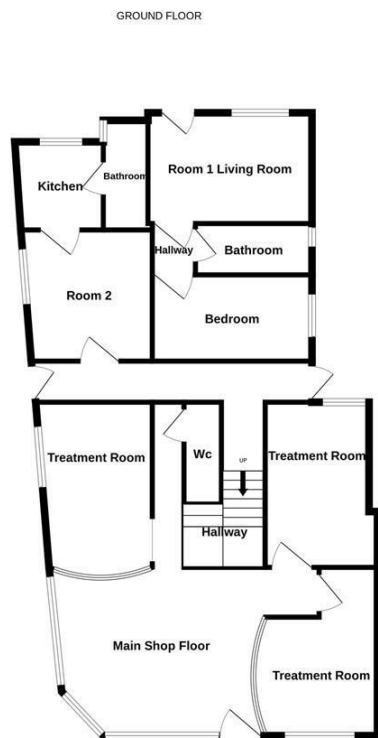
Boiler room - 1m x 2.7m

Store Room - 1.6m x 1.7m









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