

*Well Presented & Equipped HMO in Town
Centre Location also Suiting Airbnb Letting
or Home & Income Occupation*



3 PURBECK ROAD
WEST CLIFF, BOURNEMOUTH, DORSET BH2 5EF

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LOCATION

The Triangle approx. 150 yards. West Cliff Clifftop approx. 650 yards. Bournemouth Square approx. 600 yards. Bournemouth International Centre within 800 yards. Travel Interchange approx. 1½ miles.

FEATURES

Imposing corner property. Recently refurbished and equipped including fully overhauled roof. 2 x gas central heating systems. UPVC double glazing. Cavity wall and roof insulation. Ring CCTV security. Individual sub meters fuse board to each unit. Suit Airbnb letting or home & income.

SUMMARY OF ACCOMMODATION

Ground Floor

Steps to enclosed **Entrance Porch** with quarry tiled flooring. Opening into:

ENTRANCE HALL

With fire alarm control panel, electric cupboard housing main consumer unit.

UNIT 1

DOUBLE with splayed bay window, fitted wardrobe. **Kitchen Area** with breakfast bar, stainless steel sink unit, 2 ring Belling cooker, refrigerator, Heatrae Sadia water heater, tiled splashbacks, vinyl flooring.

UNIT 2

LARGE SINGLE with picture window, fitted wardrobe, original fire surround. **Kitchen Area** with stainless steel sink unit, Heatrae Sadia water heater, 2 ring cooker, refrigerator, breakfast bar.

CLOAKROOM

With close coupled WC, pedestal wash hand basin, Gainsborough water heater, vinyl flooring, tiled walls.

Large under stairs storage cupboard.

First Floor

Landing

UNIT 3

DOUBLE with splayed bay window, fitted wardrobe.

Kitchen Area with breakfast bar, stainless steel sink unit, 2 ring cooker, refrigerator, Heatrae Sadia water heater, tiled splashbacks, vinyl flooring.

UNIT 4

LARGE SINGLE with picture window, fitted wardrobe, original fire surround. **Kitchen Area** with stainless steel sink unit, Heatrae Sadia water heater, 2 ring cooker, refrigerator, breakfast bar.

SHOWER ROOM

With tiled walls and floors, sliding door enclosure, Mira shower unit, cupboard housing Vaillant gas fired boiler, strip light.

CLOAKROOM

With tiled walls, vinyl flooring, wash hand basin, low flush WC, Gainsborough water heater.

Second Floor

Landing

With loft access hatch, walk in storage cupboard with tenants use washing machine.

UNIT 5

DOUBLE with splayed bay window, fitted wardrobe. **Kitchen Area** with breakfast bar, stainless steel sink unit, 2 ring cooker, refrigerator, Heatrae Sadia water heater, tiled splashbacks, vinyl flooring.

UNIT 6

LARGE SINGLE with picture window, fitted wardrobe, original fire surround. **Kitchen Area** with stainless steel sink unit, Heatrae Sadia water heater, 2 ring cooker, refrigerator, breakfast bar.

SHOWER ROOM

With tiled walls and floors, pivot door enclosure, Mira electric shower unit, concealed lighting.

NB Units 5, 6 and the shower room are currently let as a self-contained flat.

Basement

BASEMENT FLAT

Approached independently. Steps down to small courtyard.

Spacious Entrance Hall

With laminate flooring, fitted fuse and meter cupboards. Door to rear courtyard.

Living Room

With picture window into recess, Vaillant gas fired boiler.

Kitchenette

With fitted wall and base units, refrigerator, stainless steel sink unit, 4 ring electric cooker, spot lights, tiled flooring, tiled splashbacks.

Bedroom

DOUBLE with fitted wardrobe, **en-suite bathroom** with panelled bath, pedestal wash hand basin, tiled walls and floors.

Cloakroom

With low flush WC, vinyl flooring.

Outside

To the front of the property at lower ground level is a covered cycle store and gas meter box. Recessed bin store. To the rear there is a part covered and paved courtyard.

TRADING & BUSINESS

It is felt an income in excess of £50,000 is achievable, which could be increased with the introduction of Airbnb letting.

LICENCES/PERMISSIONS

We are informed the premises are licensed for 11 persons in 7 households.

RATEABLE VALUE

Ground & Upper Floor Flats Council Tax Band "C". Basement Flat Council Tax Band "A". Information taken from the Valuation Office Agency website.

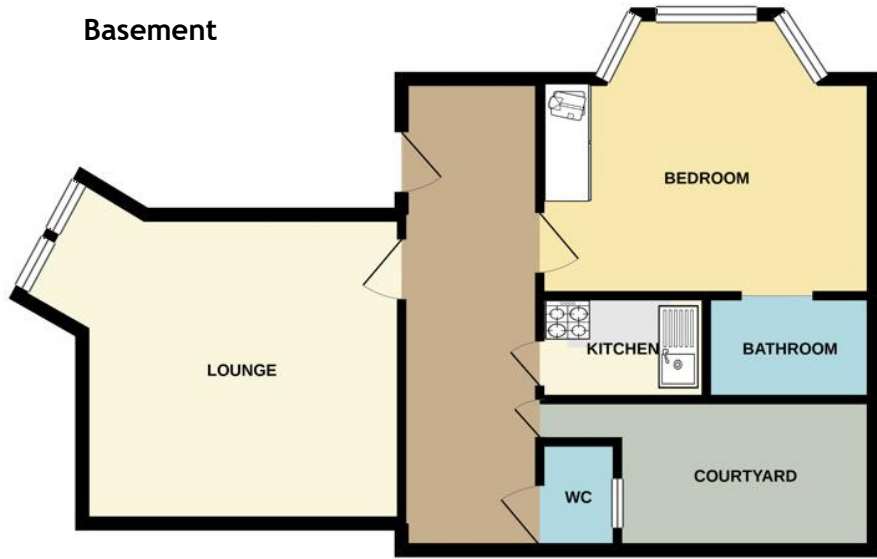
TENURE

FREEHOLD.

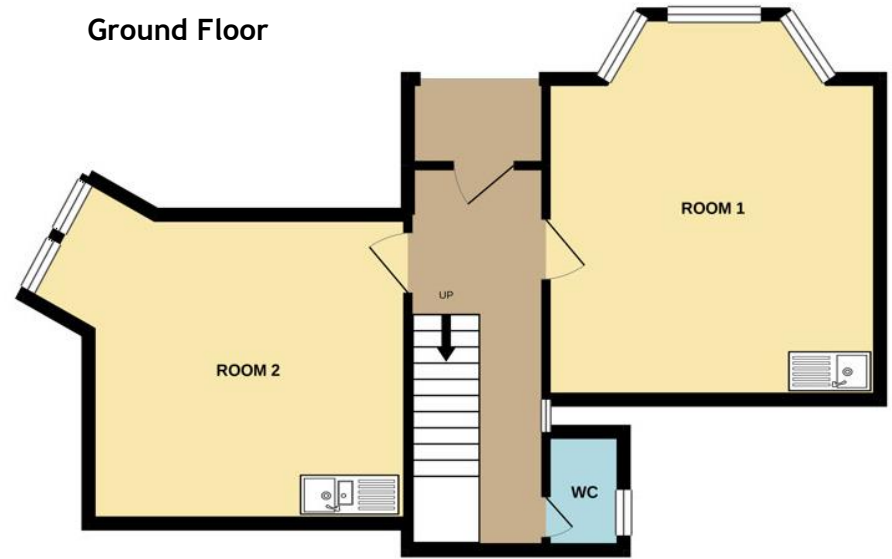
PRICE

£549,500 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

Basement



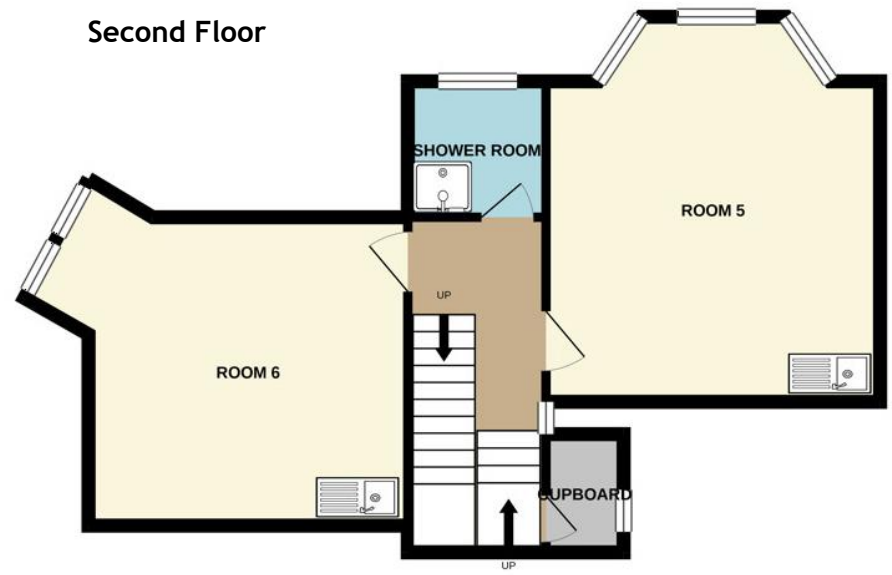
Ground Floor



First Floor



Second Floor





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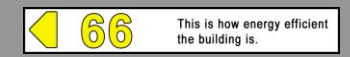
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This is how energy efficient the building is.

