



16 Saltash Road, SN2 2EF

£335,000



Exceptional Investment Opportunity: Licensed Five-Bedroom Townhouse in Churchward, Swindon

Explore this prime investment opportunity, a five-bedroom townhouse in the popular Churchward area of Swindon. This property has been successfully operating as a fully licensed House in Multiple Occupation (HMO) for over 15 years, currently generating an attractive annual income of approximately £36,000.

- Licensed 5 Bedroomed HMO
- Investment Opportunity
- Close to The Designer Outlet
- Annual Income appx £36,000
- Scope to Improve and Increase Annual Income
- Complimentary Management Package for Any Investor

Bedrooms: 5 | **Bathrooms:** 3 | **Receptions:** 1

Property Type: House of Multiple Occupation

Council Tax Band: D



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With scope for modernisation, there is significant potential to increase the rental yield further, making this an excellent prospect for investors looking to maximise returns in a sought-after rental market.

The townhouse features five rentable rooms, offering a stable and established income stream. Its strategic location in East Swindon provides excellent access to local amenities, transport links, and employment hubs, ensuring consistent tenant demand and occupancy.

The rooms range from £500 - £650 per month, totaling £3025 per month or £36,300 a year

Key Investment Highlights:

- * **Proven Income:** Established HMO with over 15 years of consistent operation, generating approximately £36,000 annually.
- * **Untapped Potential:** Modernisation opportunities present a clear path to significantly increase rental yield and capital appreciation.
- * **Licensed Property:** Full HMO licence in place, streamlining management and compliance for investors.
- * **Strategic Location:** Situated in Churchward, East Swindon, benefiting from strong rental demand due to excellent connectivity and local facilities.

Current Monthly Running Costs:

- * Water: £49.08
- * Electricity: £223.00
- * Gas: £79.33
- * Council Tax: £209.12

Room Sizes:

Ground Floor

- * Bedroom Three: 4.81m x 3.21m
- * Shower Room: 1.387m x 2.47m
- * Garage: 2.81m x 4.86m

First Floor

- * Kitchen: 2.05m x 3.67m
- * Lounge: 2.55m x 3.80m
- * Utility: 2.03m x 1.46m
- * Bedroom Two: 4.87m x 3.25m

Second Floor

- * Master Bedroom: 3.17m x 3.26m
- * Wardrobe: 1.47m x 1.35m
- * En Suite: 1.47m x 1.77m
- * Bathroom: 1.79m x 1.91m
- * Bedroom Four: 2.51m x 3.69m
- * Bedroom Five: 2.18m x 3.76m

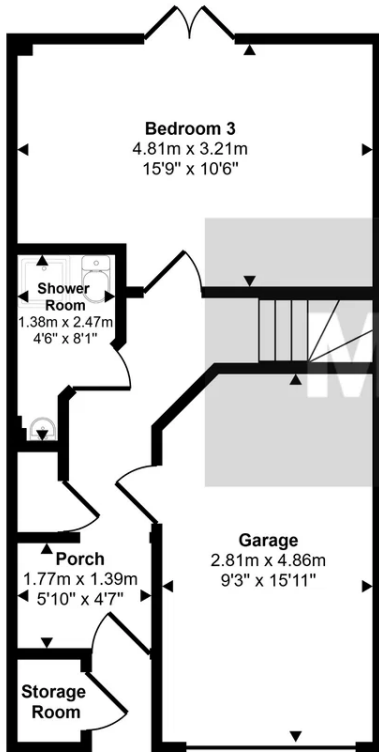
This property represents a superb opportunity for both first-time and experienced investors seeking a lucrative addition to their portfolio. With a stable income stream already in place and significant upside potential, early viewing is highly recommended to appreciate its full value.



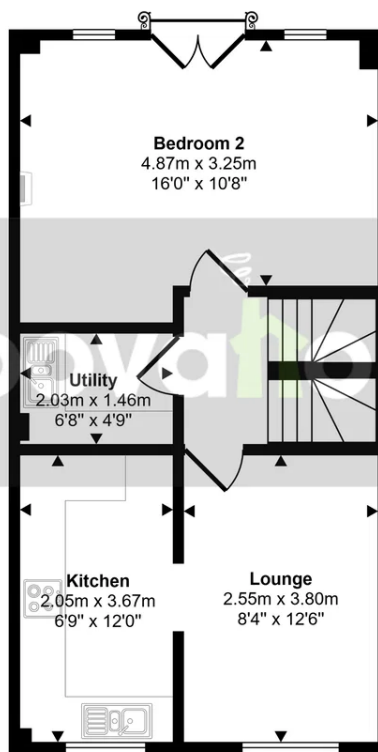




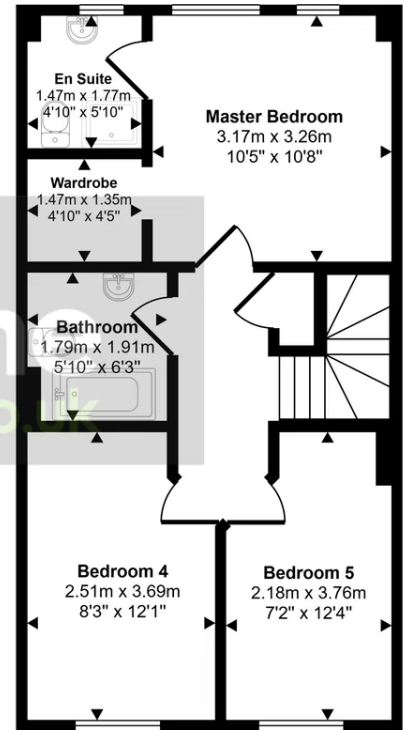
Approx Gross Internal Area
132 sq m / 1417 sq ft



Ground Floor
Approx 43 sq m / 461 sq ft

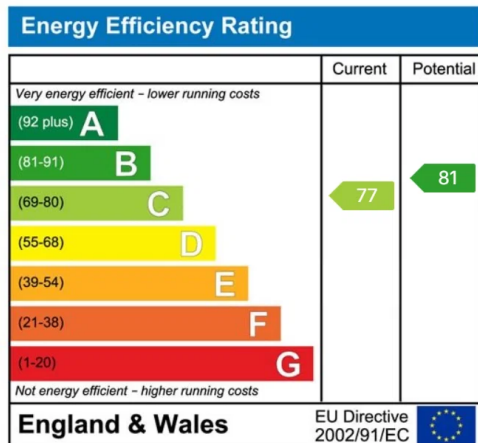


First Floor
Approx 44 sq m / 478 sq ft



Second Floor
Approx 44 sq m / 478 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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