



27-28 Devizes Road, Old Town, Swindon, SN1 4BG  
£800,000

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

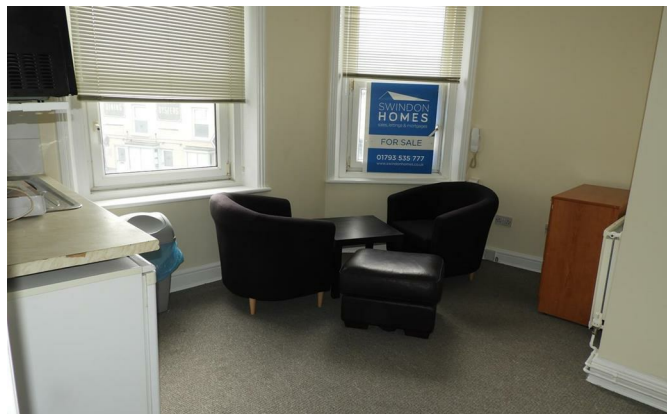
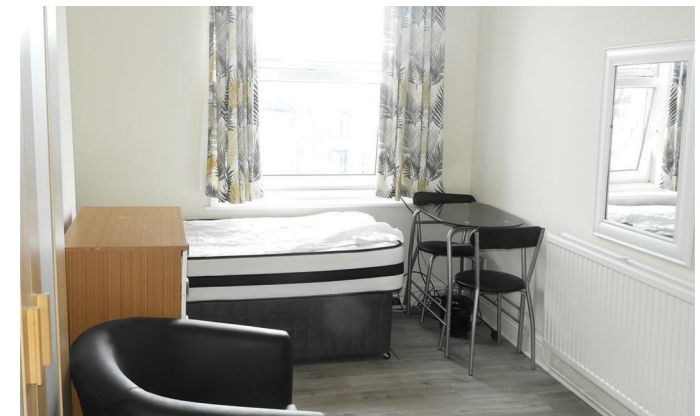
Bathroom - 1.5m x 1.3m

### Boiler Room

Boiler & store room

Boiler room - 1m x 2.7m

Store Room - 1.6m x 1.7m



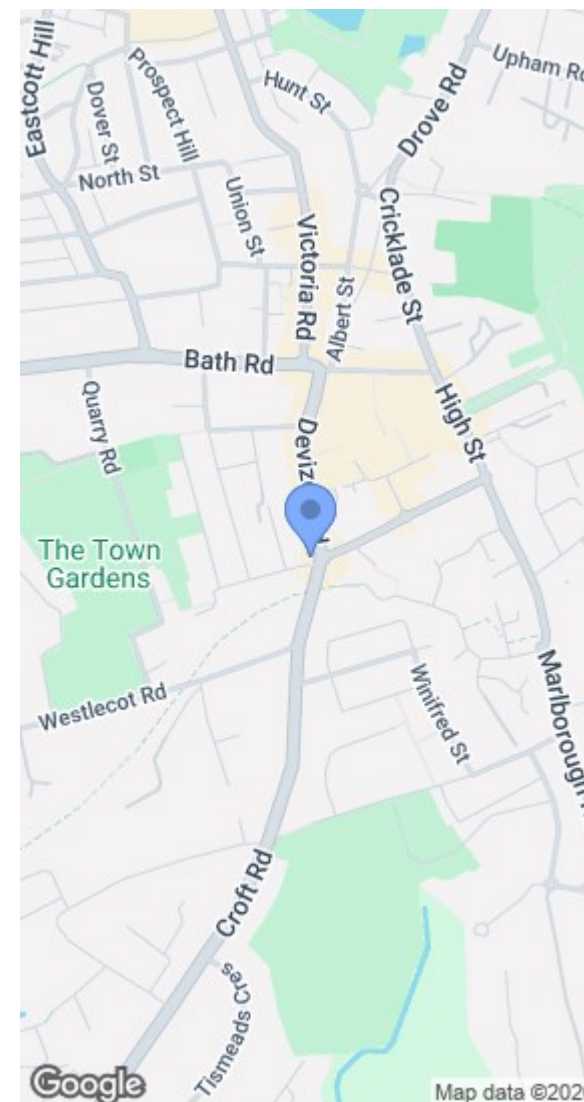




The floor plan of the Main Shop Floor is divided into several distinct areas. At the top left is the Kitchen, which is adjacent to a Bathroom. To the right of the Kitchen is Room 1 Living Room. Below the Kitchen is Room 2. A central Hallway connects these rooms to the lower section of the floor. To the right of Room 1 is another Bathroom, and below that is a Bedroom. The lower section of the floor features a large central Hallway with a staircase labeled 'UP' and 'DOWN'. To the left of this central hallway is a Treatment Room, and to the right is another Treatment Room. Below the central hallway is a Wc. At the bottom of the plan is the Main Shop Floor area, which includes a large open space and another Treatment Room on the right side. The plan also shows various entrance and exit points, including a main entrance at the bottom left and a side entrance at the top right.

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The floor plan shows a central corridor connecting several rooms. On the left side, there is a Shower Room and a Kitchen. On the right side, there is a large Room 8, a smaller Room 9, a Boiler Room, and an Ensuite. At the top of the plan is a Landing with a staircase and an arrow pointing upwards. A Store is located between the Landing and the Boiler Room.



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**Energy Efficiency Rating**

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		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

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		

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