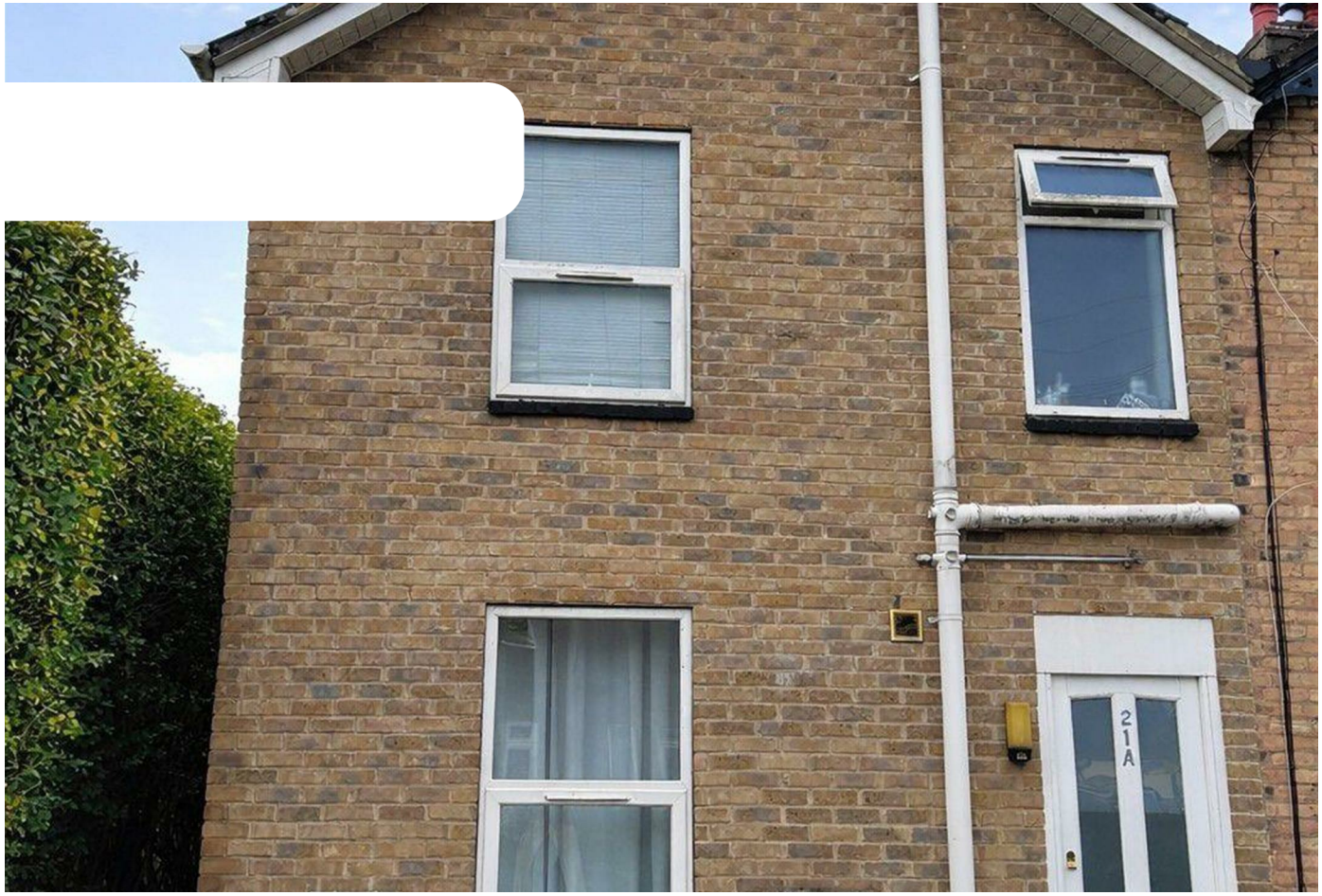


House - End Terrace (EPC Rating:)

21A WYCLIFFE ROAD, BOURNEMOUTH, DORSET, BH9 1JP

Offers In The Region Of

£365,000

FEATURES





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Whites Estates
Bill Atherton Estate Agents

5 Bedroom House - End Terrace located in Bournemouth

Investment Opportunity - 21a Wycliffe Road, Bournemouth, BH9 1JP

Whites Estates are delighted to present this substantial five double bedroom student investment property, available for occupation from September 2025. Situated in a highly desirable rental location close to Talbot Campus, this property offers a proven and reliable income stream, making it an ideal addition to any buy-to-let portfolio.

Property Overview

This well-maintained shared house has been successfully let to students for several years and continues to demonstrate strong demand. The property is already secured for the September 2026 intake, achieving a rental income of £2,500 per calendar month, providing an incoming investor with immediate returns and peace of mind.

Internally, the accommodation is arranged to suit shared living, with five generously sized double bedrooms, two bathrooms, and a spacious open-plan kitchen and living area that creates a sociable and practical environment for tenants. The modern kitchen is well equipped and opens into a large communal living space, ideal for student households.

Externally, the property benefits from a private rear garden, further enhancing its appeal. The house will be sold fully furnished, allowing for a seamless handover to a new owner.

Location

Positioned within easy walking distance of Talbot Campus, the property is perfectly located for both students and young professionals. Excellent transport links, nearby shops, cafes, and everyday amenities ensure consistently high tenant demand in this popular area.

Key Features

Five double bedrooms

Two bathrooms

Modern fitted kitchen

Large open-plan kitchen/living area

Private rear garden

Prime location close to Talbot Campus

Easy access to bus routes, shops, and local amenities

Re-let for September 2026

Rental income of £2,500 PCM

Sold fully furnished

EPC Rating: D (as of 19th January)

Council Tax Band: C (as of 19th January)

Disclaimer:

Some images used in the marketing of this property have been AI-generated to remove tenants' belongings and personal photographs for privacy purposes.

For further information or to arrange a viewing, please contact Whites Estates on 01202 521466.

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.a









Approx Gross Internal Area
104 sq m / 1122 sq ft



Ground Floor
Approx 52 sq m / 564 sq ft

First Floor
Approx 52 sq m / 558 sq ft

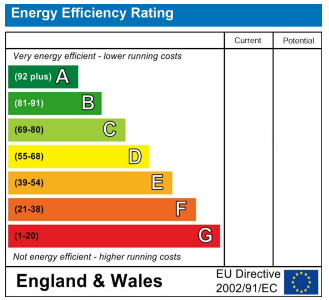
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Call us on

01202 521466

info@whitesestates.co.uk
www.whitesestates.co.uk

Council Tax Band



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.