Nicholas Humphreys







8 West View Road, Poole, BH15 2AZ

£495,000

- Registered HMO Property
- Long Term Tenants
- Double Glazed
- Close to Poole Town Centre
- Off Road Parking
- Versatile Accommodation
- 9 Bedrooms, 11 People License
- Gas Central Heating
- Use as Residential or Supported Living (STPP)

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http://www.nicholashumphreys.com

8 West View Road, Poole BH15 2AZ

A well established HMO detached property producing a good yield with long term tenants. Situated in a sought after location close to Poole Town Centre and transport links. Deceptively spacious this chalet bungalow has nine letting rooms and offers versatile accommodation that could be adapted to residential, holiday lets or supported living (subject to permissions) The property has long term tenants and currently produces a good income, with scope for further improvement.

9 3 1 D Council Tax Band: D





Property Details

Area
Poole is a large coastal town, a popular destination for tourists attracted by its large natural harbour and Blue Flag sandy beaches. There is a wide range of residential housing from the historic 'Old Town' to newer style developments interspersed throughout the area. The Dolphin Centre is Dorset's largest indoor shopping centre with its range of High Street brands and independent retailers. Nearby the quay, is home to a marina and harbour with further shops, pubs and restaurants ideal for relaxing and socialising. The town has great transport links by road and rail, to Bournemouth, Southampton London and beyond.

Tenure
Freehold.

Council Tax Band D

Description
A deceptively spacious this chalet bungalow has nine letting rooms and offers versatile accommodation that could be adapted to residential, holiday lets or supported living. The property has long term tenants and currently produces a good income, with scope for further improvement. Accommodation comprises, Covered Entrance Porch to Front Door. Entrance Hall leads to all principle rooms, on the ground floor there are six double rooms, sharing two bathrooms, good size kitchen, separate utility room and a large conservatory to the rear which could be used as a communal lounge area. Access off the hallway leads to the first floor. Large landing incorporates a overflow kitchen area. Three double bedrooms are serviced by a further bedroom on this floor. Outside A good size rear garden with mature trees and hedging, side access to the front, small lawned area, with two driveways providing off road parking.

Current Rents per week.
Room 1, £125
Room 2, £175
Room 3, £110
Room 4, £130
Room 5, £150
Room 6, £105
Room 7, £110
Room 8, £200
Room 9, £ 95 (currently empty)

£62,500 PER ANNUM







Ground Floor

Floor area 139.0 sq.m.
(1,496 sq.ft.)

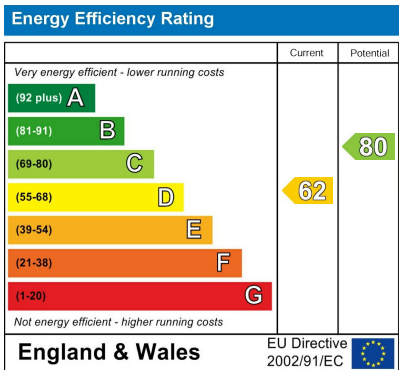
First Floor

Floor area 64.9 sq.m.
(699 sq.ft.)

TOTAL: 203.9 sq.m. (2,195 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.

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