



Moovathome.co.uk

Theobald Street, Swindon, SN1 5DU

£215,000

3 1 2



Unlock significant investment potential with this three-bedroom property, ideally situated in the heart of Swindon town centre. This presents a prime opportunity for developers and investors to convert into a high-yielding HMO, with the potential to easily create a five-bedroom setup, each with en-suites. The generous and undeveloped loft space further offers the scope to expand to a six-bedroom HMO, substantially increasing your return on investment.

Currently configured with two reception rooms and one bathroom, the property boasts a substantial floor area, providing a flexible canvas for a strategic redevelopment. The existing three bedrooms offer a solid foundation, ready to be reimagined into modern, income-generating 5 bedroom HMO, or a loft extension would add further rooms.

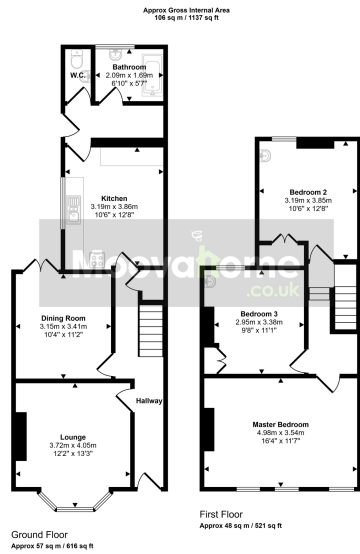
A notable advantage is the rear garage, which can either provide valuable parking for future tenants or be removed to enhance outdoor amenity space, catering to the needs of the rental market. The property's central Swindon location is a key asset, offering unparalleled access to major transport links, local businesses, and a vibrant town centre. This sought-after position ensures strong tenant demand and minimises vacancy rates.

With an estimated rental income of £650 to £700 per room per month, this investment promises an attractive income stream and robust rental yields. Capitalise on this rare opportunity to acquire a strategically located property with immense development and income-generating prospects.

#### Room Sizes

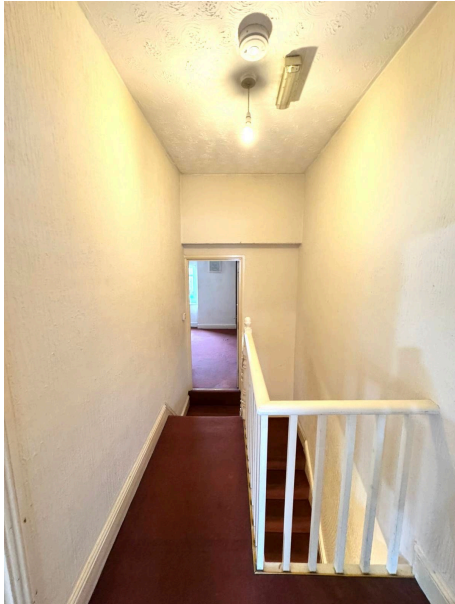
Bedroom One	3.72m x 4.05m
Bedroom Two	3.15m x 3.41m
Bedroom Three	4.98m x 3.54m
Bedroom Four	2.95m x 3.38m
Bedroom Five	3.19m x 3.85m
Bathroom	2.09m x 1.69m
Kitchen	3.19m x 3.86m





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 misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Maple Snappy 3D.

- Potential to improve
- HMO Potential
- Potential loft expansion
- No Chain



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