



Connells

Talbot Road
Bournemouth



Property Description

Offered for sale with no onward chain, Talbot Road, is a five-bedroom student investment property benefiting from a C4 HMO license and arranged as a maisonette over three floors, including a converted loft.

The property is well configured for student living, with five spacious double bedrooms providing generous and practical accommodation. The layout also includes a modern open-plan kitchen and living room, creating a sociable communal space ideal for shared occupancy.

Set over three levels, the accommodation makes excellent use of space and offers a versatile layout that has proven popular in the student rental market. The converted loft adds valuable additional bedroom accommodation, maximising rental potential.

Ideally located within close proximity to Bournemouth's university campuses, town centre and transport links, this property represents a strong buy-to-let opportunity in a consistently high-demand area.

With its HMO license in place, no onward chain, and a proven format for student letting, this property is well suited to investors seeking an established and compliant rental asset.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Tiled Flooring, stairs to first floor.

Kitchen Living

20' 3" x 14' 11" (6.17m x 4.55m)

front aspect double glazed bay windows, radiator, wall and base units, radiator, tiled flooring, kitchen island in the middle, carpeted in the living room, additional front aspect double glazed window

Landing

side aspect stained glass windows, radiator, utility cupboard with washing machine and dryer. side aspect velux window

Bedroom 1

16' 5" x 11' 5" (5.00m x 3.48m)

Rear aspect double glazed bay window, radiator below.

Bedroom 2

13' 1" x 8' 5" (3.99m x 2.57m)

Rear aspect double glazed window, radiator below

Bedroom 3

12' 8" x 8' 5" (3.86m x 2.57m)

Side aspect double glazed bay window, radiator below, wash hand basin.

Bedroom 4

13' 1" x 11' 3" (3.99m x 3.43m)

Side aspect double glazed velux window, radiator, wash hand basin

Bedroom 5

13' 1" x 12' 5" (3.99m x 3.78m)

side aspect double glazed velux window, wash hand basin.

First Floor Shower

5' 11" x 2' 4" (1.80m x 0.71m)

walk in shower, tiled flooring and half tiled walls

Bathroom

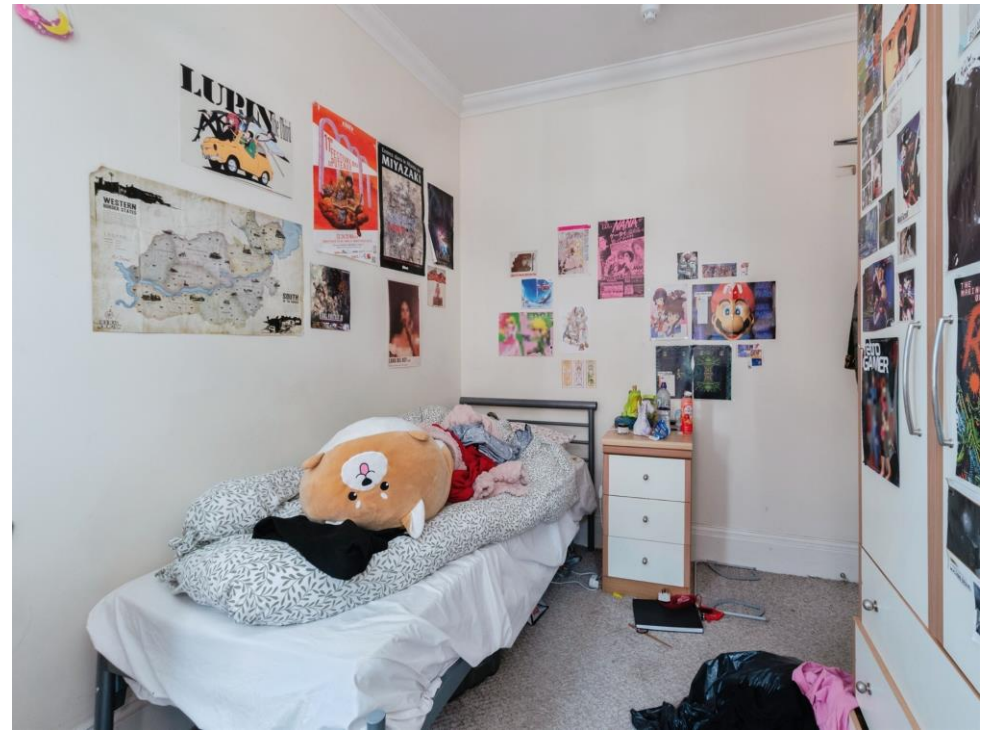
6' 5" x 6' 1" (1.96m x 1.85m)

side aspect double glazed velux window, radiator, WC, and wash hand basin, bath with shower over, tiled floor to ceiling

Parking

Shingle driveway with space for one car







To view this property please contact Connells on

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37 Victoria Road
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EPC Rating: D Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
200.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/WIN307449](https://www.connells.co.uk/Property/WIN307449)

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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