

BRETT

PROPERTY

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PREMIUM HMO PROSPECT HILL

Old Town, Swindon, Wiltshire, SN1

£590,000

GUIDE PRICE

£5,400 PCM

FULLY LET

£64,800 PA

ANNUAL RENT

11%

GROSS YIELD

At a glance



Main communal kitchen

£590,000

PRICE

£5,400

MONTHLY RENT

£64,800

ANNUAL RENT

11%

GROSS YIELD

PROPERTY TYPE

House of Multiple Occupation

FLOOR AREA

1,413 sq ft / 131 sq m

OCCUPANCY

Fully let to professional tenants

LICENCE

HMO licence in place

ACCOMMODATION

6 bedrooms / 6 bathrooms

TENURE

Freehold

PLANNING

Sui Generis - permitted for up to 8 people

REFURBISHMENT

Renovated in 2025

A READY-MADE, HANDS-OFF INVESTMENT

Premium boutique finish, professional tenants, full management and no current notices active.

Rental schedule



Utility and dining area

ACCOMMODATION	CONFIGURATION	RENT PCM
Room 1	En-suite	£795
Studio 2	En-suite and private kitchen	£1,110
Studio 3	En-suite and private kitchen	£1,050
Room 4	En-suite	£825
Room 5	En-suite	£795
Room 6	En-suite	£825
TOTAL MONTHLY RENT		£5,400
TOTAL ANNUAL RENT		£64,800

INCOME POSITION

All tenants are professional and settled, the property is fully let under management, and there are no current notices active. The advertised gross yield is approximately 11% based on the fixed asking price and current annual rent.

The complete opportunity



Dining area



Dining area

BOUTIQUE FINISH

A very high-standard HMO with a boutique hotel-style finish. The property is fully let to professional tenants and operated under management, offering a ready-made investment for a serious investor.

PLANNING AND LICENSING

Full planning permission was obtained and the property has Sui Generis consent and an HMO licence permitting occupation by up to eight people across six rooms.

BUILT TO LAST

Refurbished in 2025 using robust materials: fully tiled en-suites, tiled hallway and kitchen floors, plus commercial-grade LVT to the stairs for long-term durability.

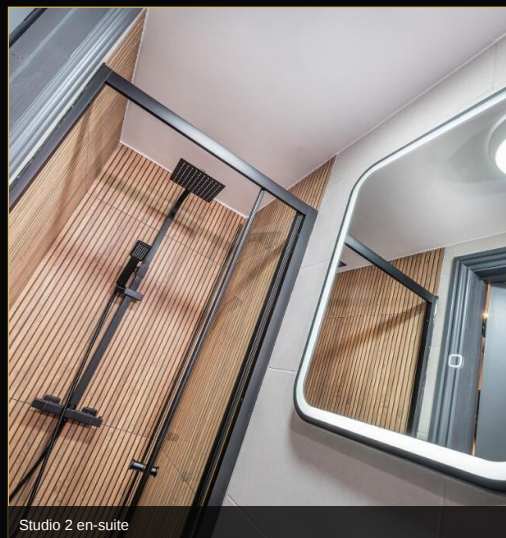
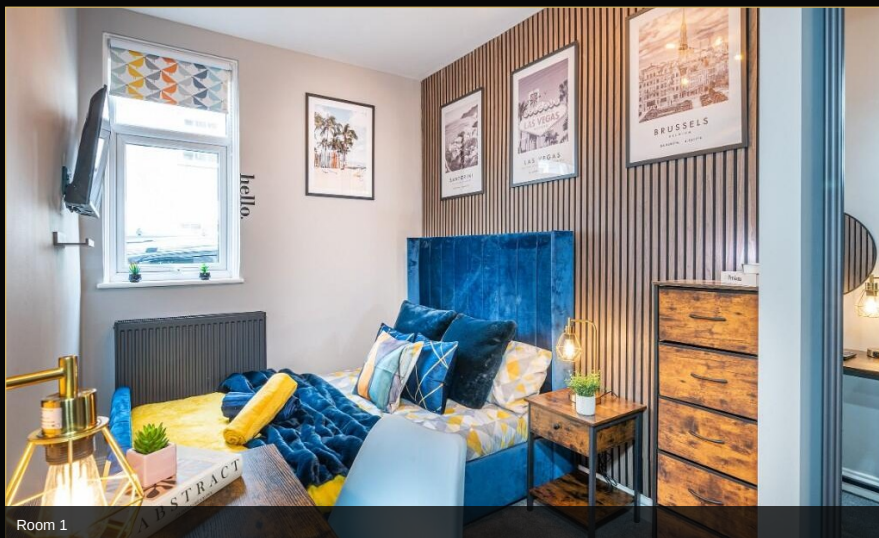
ACCOMMODATION LAYOUT

All six rooms have private en-suites. Studios 2 and 3 also have private kitchens with oven, hob, fridge freezer and washer dryer, leaving only four rooms using the generous communal kitchen.

INVESTMENT POSITION

Fully furnished, fully occupied and designed to avoid major updating for many years. This combination of premium finish and high advertised yield is rarely available as a complete turnkey proposition.

Finish and specification



DURABLE FINISHES

Every en-suite is fully tiled. Hallways and communal kitchen floors are tiled, while the stairs use commercial-grade LVT selected to withstand heavy wear.

HEATING AND HOT WATER

A purpose-designed HMO gas heating and water system is installed to provide economical bills and maintain high water pressure across all showers.

STORAGE AND FURNITURE

Built-in mirrored wardrobes provide concealed storage and double-rail hanging. Every room includes the furniture needed for premium professional occupation.

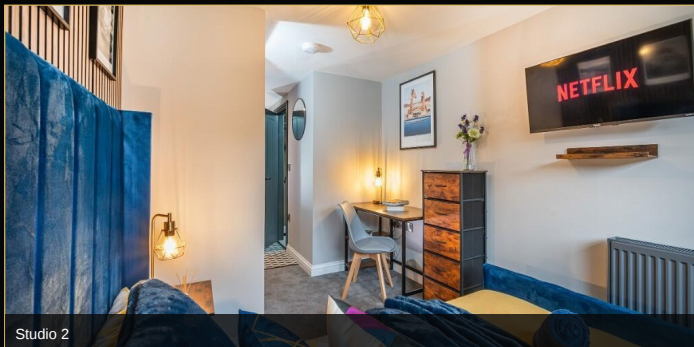
TECHNOLOGY AND HOME WORKING

Each room includes a desk and CAT6 data cabling with direct ports to fibre broadband. Every bedroom also has a 32-inch smart TV connected by CAT6 for reliable streaming.

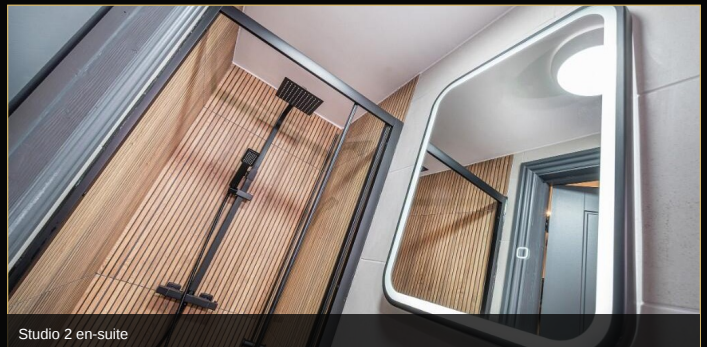
OUTDOOR AMENITY

The rear garden is a low-maintenance communal space with an artificial lawn and seating area.

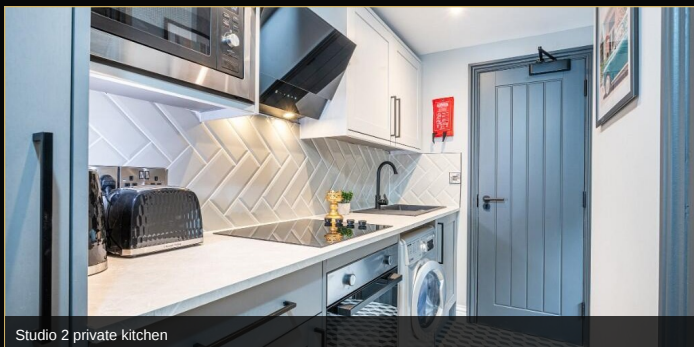
Studios 2 and 3



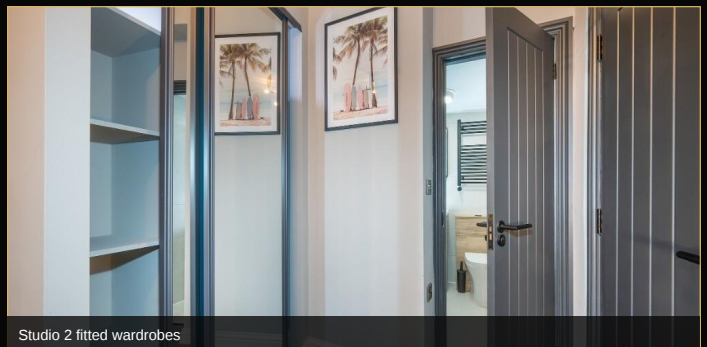
Studio 2



Studio 2 en-suite



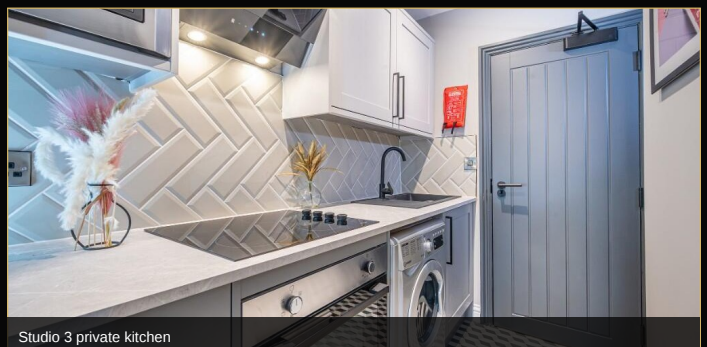
Studio 2 private kitchen



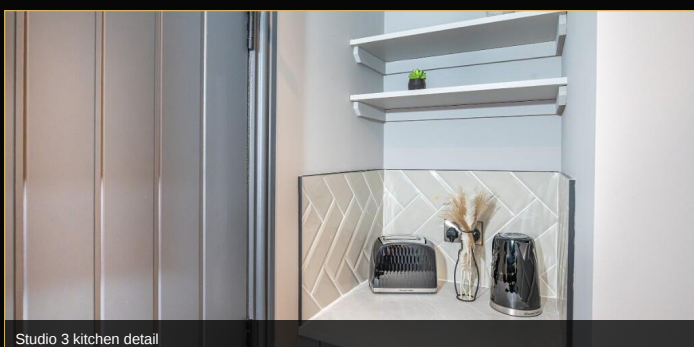
Studio 2 fitted wardrobes



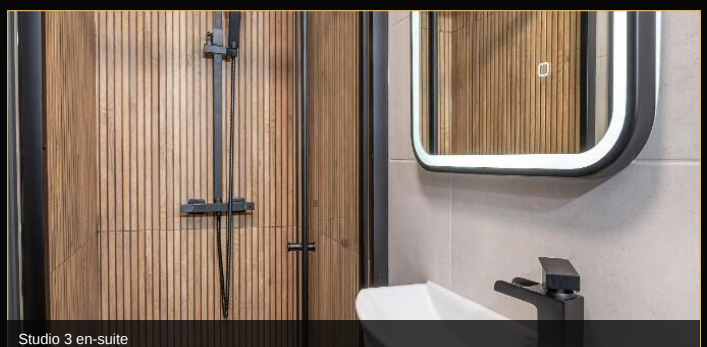
Studio 3



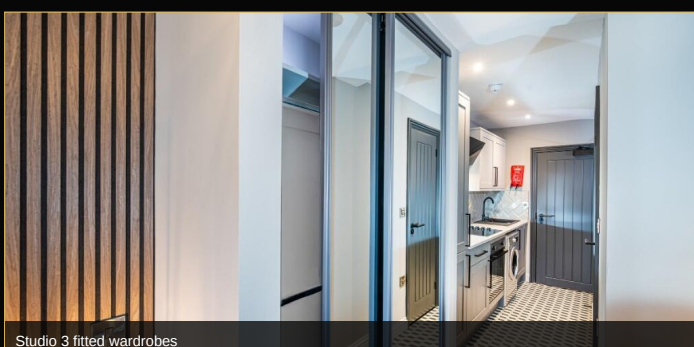
Studio 3 private kitchen



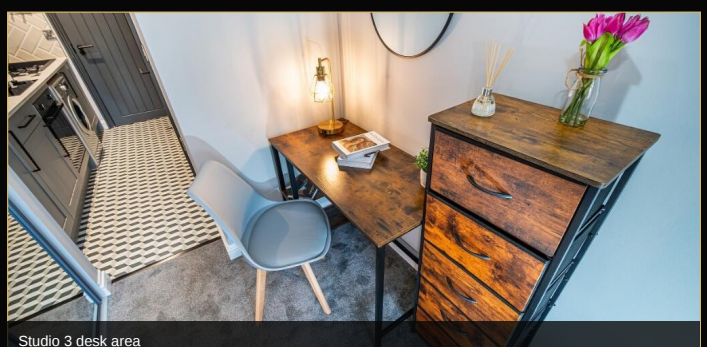
Studio 3 kitchen detail



Studio 3 en-suite



Studio 3 fitted wardrobes



Studio 3 desk area

Rooms 1, 4, 5 and 6



Room 1 en-suite



Room 1



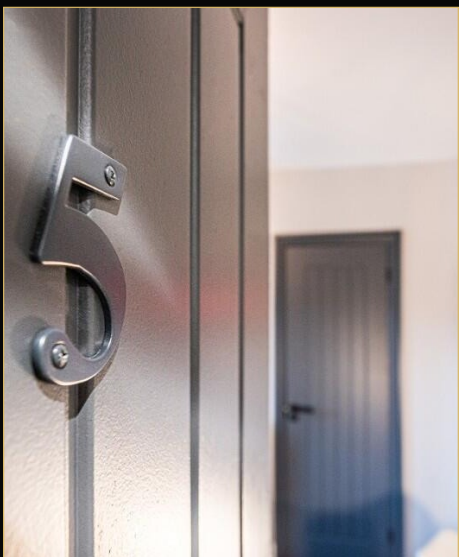
Room 4



Room 4 desk area



Room 5



Room 5 detail



Room 5 additional view



Room 6



Room 6 desk and dressing area

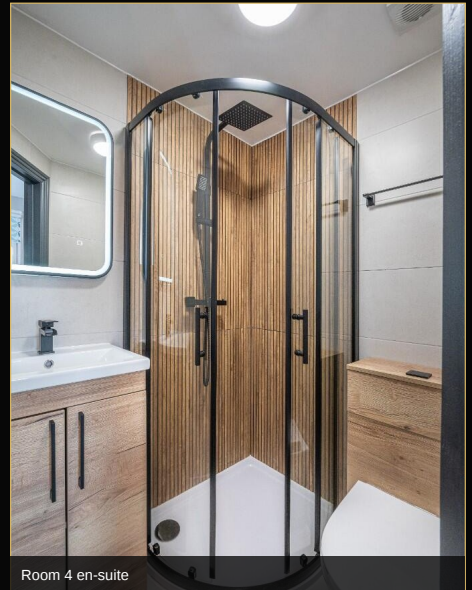
En-suites and interior details



Studio 2 en-suite



Studio 3 en-suite



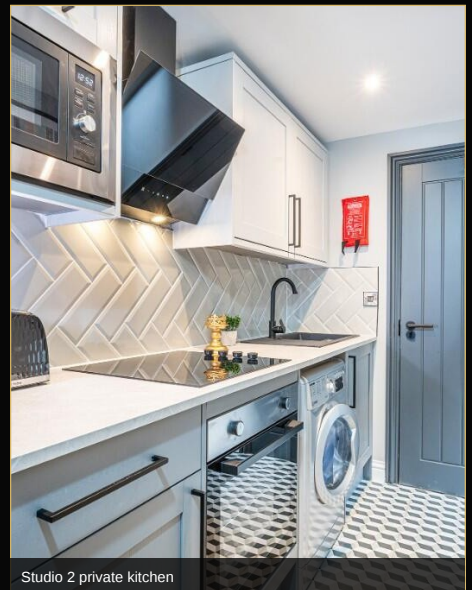
Room 4 en-suite



Room 5 en-suite



Room 6 en-suite



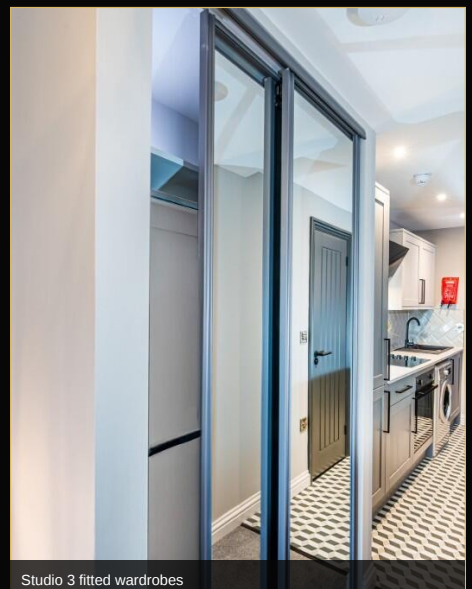
Studio 2 private kitchen



Studio 2 fitted wardrobes



Studio 3 kitchen detail

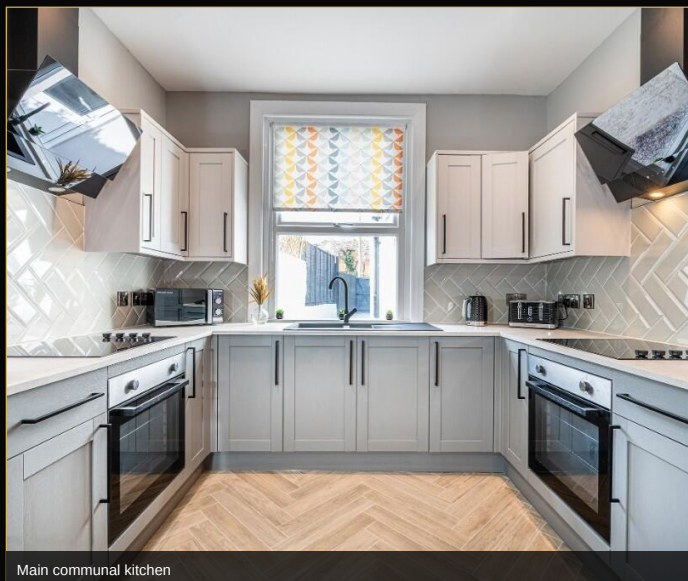


Studio 3 fitted wardrobes

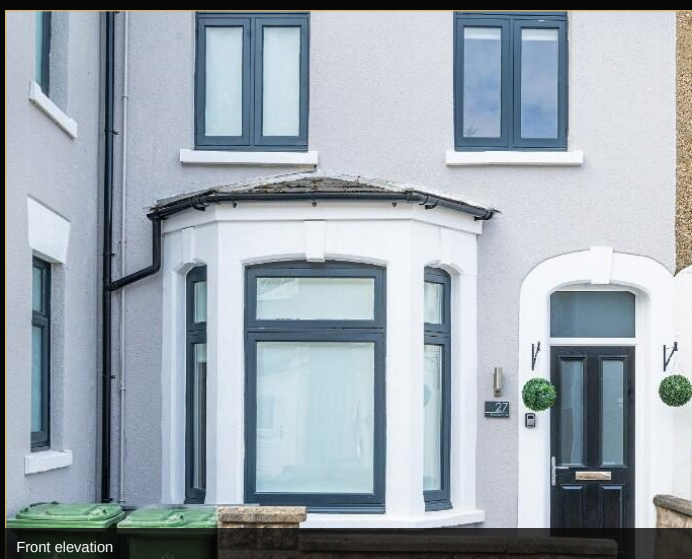
Kitchen, dining, garden and exterior



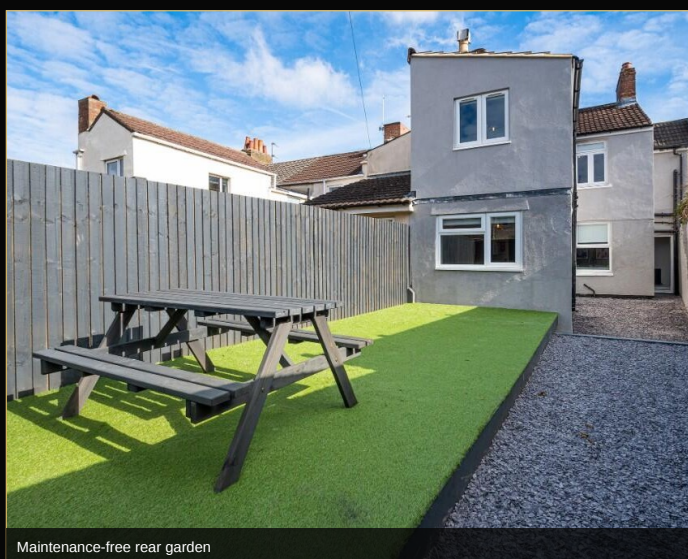
Utility and dining area



Main communal kitchen



Front elevation



Maintenance-free rear garden

COMMUNAL SPACE

A substantial communal kitchen is shared by only four rooms, supported by a separate utility and dining area. The property is sold fully furnished.

LOCATION AND PARKING

Located on Prospect Hill in Old Town, within walking distance of Swindon town centre and positioned in an area of strong demand from professional tenants. Permit parking is identified in the advert.

Floorplan



Legend:
DRW - Single Drawer Unit
D - Desk
WM - Washing Machine
TD - Tumble Drier
FF - Fridge Freezer

27, Prospect Hill, Old Town, Swindon, SN1 3JS
Total Area: 131.3 m² ... 1413 ft²
David Harwood EPCs



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

1,413 sq ft / 131 sq m	6	6	Up to 8 people
TOTAL FLOOR AREA	BEDROOMS	BATHROOMS	PERMITTED OCCUPANCY

Full advert details

MARKETING BASIS

Fixed price - £590,000

DATE ADDED

30 June 2026

PROPERTY TYPE

House of Multiple Occupation

BEDROOMS / BATHROOMS

6 / 6

SIZE

1,413 sq ft / 131 sq m

TENURE

Freehold

COUNCIL TAX

Ask agent

PARKING

Permit

GARDEN

Ask agent

ACCESSIBILITY

Ask agent

PLANNING

Sui Generis - up to 8 people

LICENCE

HMO licence in place

REFERENCE

27prosecth

KEY FEATURES

- Premium HMO - highest standard of finish
- 11% yield - £64,800 annual rent
- Six-bed HMO - fully let
- Fully furnished
- Professional tenants
- Old Town central location
- Sui Generis planning for up to eight people
- All en-suite - two rooms with private kitchens
- HMO licence in place
- Hands-off investment

MARKETING AGENT

Brett Property, Swindon

Unit 14 Ash, Stratton St. Margaret, Swindon, SN2 8UN

01793 540046

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BUYER NOTICE

These particulars are a general guide and do not form part of an offer or contract. Buyers should verify the accuracy and completeness of all information, including dimensions, tenure, planning, licensing, utilities and financial figures, and obtain independent legal, financial and technical advice before committing to a purchase.

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