





House - Semi-Detached (EPC Rating:)

21 WYCLIFFE ROAD, BOURNEMOUTH, DORSET, BH9 1JP

Offers In Excess Of

£350,000

FEATURES

- Re-Let for September 2026 Intake – Secured tenant demand with future income already in place
- £2,500 PCM Rental Income – Strong and consistent returns in a high-demand location
- Prime Talbot Campus Location – Short walk to university, ideal for student and professional tenants
- Five Generous Double Bedrooms – Maximises rental yield and tenant appeal

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Whites Estates
Bill Atherton Estate Agents

5 Bedroom House - Semi-Detached located in Bournemouth

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

An excellent buy-to-let investment opportunity located in one of Bournemouth's most sought-after student and professional rental areas. This well-presented five double bedroom property is ideally positioned within a short walk of Talbot Campus, with easy access to bus routes, local shops, and amenities, making it highly attractive to tenants year after year.

The property has been successfully let and managed as a shared house and was occupied until the tenants vacate in summer. It has since been re-let for the September 2026 intake, generating a strong rental income of £2,500 per calendar month, offering immediate and reliable returns for an incoming investor.

Internally, the property benefits from a large open-plan kitchen and living area, providing a modern and sociable space that is particularly popular with shared households. The kitchen is contemporary and well-equipped, while all five bedrooms are generously sized doubles. Externally, the property offers a private rear garden, adding further appeal for tenants.

The surrounding area is well known for consistent rental demand due to its proximity to the university, excellent transport links, and nearby shops, cafes, and everyday amenities. Properties in this location have historically performed well as long-term investments.

The property will be sold fully furnished, allowing a smooth transition for an investor seeking a ready-made rental asset.

Key Features

Five Double Bedrooms

Modern Kitchen

Large Open-Plan Kitchen & Living Area

Private Rear Garden

Prime Location Close to Talbot Campus

Short Walk to Bus Routes, Shops & Local Amenities

Re-Let for September 2026 Intake

Rental Income of £2,500 PCM

Fully Furnished Investment Sale

Disclaimer:

Some images used in the marketing of this property have been generated using AI to remove tenants' belongings and personal photographs, in order to provide greater privacy.

Council Tax Band:C

EPC: C

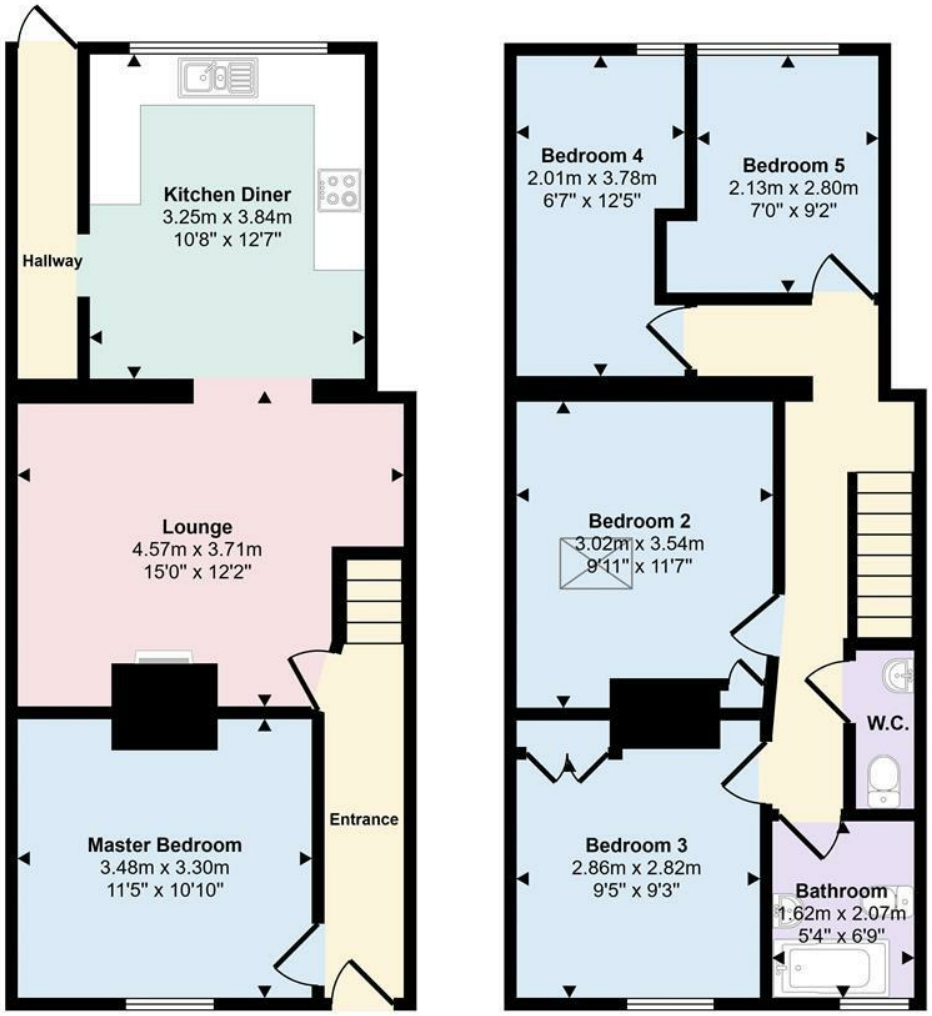








Approx Gross Internal Area
100 sq m / 1074 sq ft



Ground Floor
Approx 50 sq m / 536 sq ft

First Floor
Approx 50 sq m / 538 sq ft

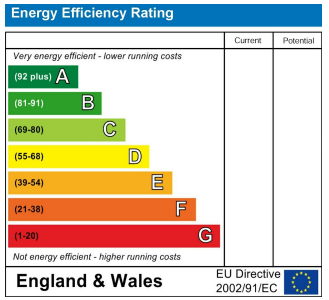
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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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.