



Valletort Road, PL1 Offers Over: £300,000

This substantial seven double bedroom HMO has provided a staggering annual gross return of £27,360, however the rent on each room has not been increased for quite some time. In line with current market value, if the dwelling was rented fully at the appropriate value, the income would see a return of closer to £40,000 per annum.

The property is arranged over three floors boasting two kitchens, three shower rooms and low maintenance rear garden. Due to the layout of the property, each tenant shares a bathroom and kitchen space with just two other tenants and is therefore always a popular rental. All the required HMO licensing is in place and whilst a new owner may look to renovate in some places to refresh this investment, it is equally ready to provide someone with a fantastic potential rental yield of circa 11%. Outside, the property has a good-sized rear garden with outside storage. EPC: TBC

Rooms

Entrance Hall Carpet flooring, access to two bedrooms & kitchen.

Bedroom One 14'7" x 13'9" (4.45m x 4.2m). Carpet flooring, wall mounted gas radiator, double glazed window to front aspect.

Bedroom Two Carpet flooring, wall mounted gas radiator, double glazed window to rear aspect.

Kitchen 8'5" x 16'11" (2.57m x 5.16m). Vinyl flooring, matching wall and base units, space for fridge / freezer, space for cooker, space for washer, double glazed window to side aspect and patio door leading to rear courtyard.

Shower Room 8'5" x 4'9" (2.57m x 1.45m). Laminate flooring, access to Wc, shower cubicle, low level Wc, double glazed window to side aspect, access to store room.

Landing Carpet flooring, access to shower room.

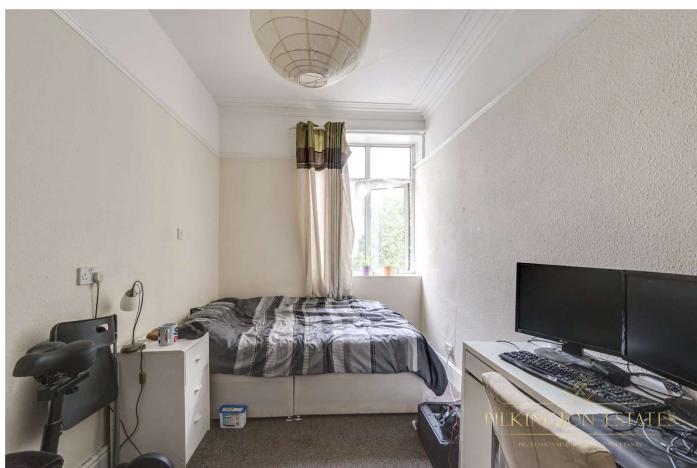
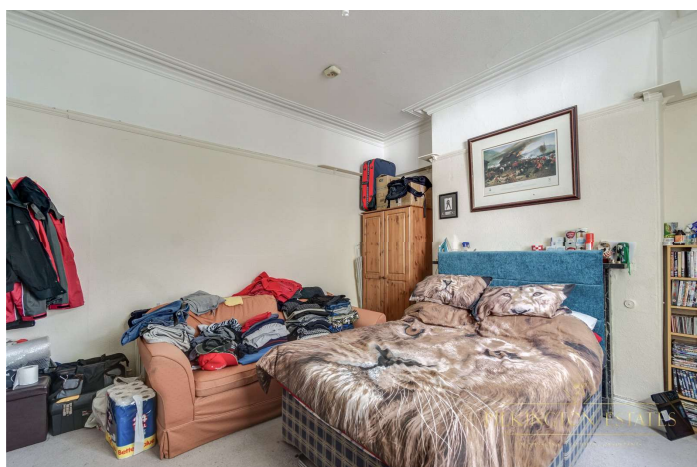
Shower Room 7'5" x 4'2" (2.26m x 1.27m). Carpet flooring, wash hand basin with hot & cold mixer taps, shower cubicle, double glazed window to rear aspect.

Bedroom Three 7'11" x 13'10" (2.41m x 4.22m). Carpet flooring, wall mounted radiator, double glazed window to front aspect.

Bedroom Four 10'4" x 13'10" (3.15m x 4.22m). Carpet flooring, double glazed window to front aspect.

Bedroom Five 10'10" x 10'4" (3.3m x 3.15m). Carpet flooring, wall mounted radiator, double glazed window to rear aspect.

Wc 2'6" x 4' (0.76m x 1.22m). Laminate flooring, low level Wc.





Landing Carpet flooring, storage cupboard.

Bedroom Six 11'7" x 13'8" (3.53m x 4.17m).
Carpet flooring, wall mounted radiator, double glazed window to front aspect.

Bedroom Seven 10'10" x 13'9" (3.3m x 4.2m). Carpet flooring, storage cupboard, double glazed window to rear aspect.

Kitchen 5'6" x 7'6" (1.68m x 2.29m).
Laminate flooring, matching wall and base units, space for fridge / freezer, sink & draining unit with mixer taps, double glazed window to front aspect.

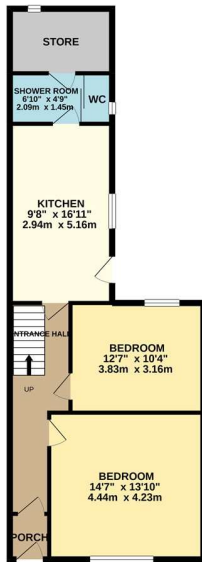
Shower Room 2'8" x 9'5" (0.81m x 2.87m).
Vinyl flooring, low level Wc, shower cubicle.

Exterior To the rear the property benefits from a low maintenance enclosed rear garden, suitable for garden furniture and socialising.

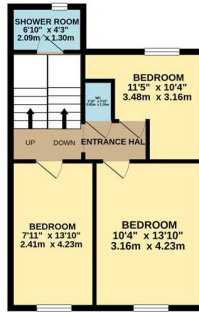
Charges

Council Tax Band: TBC

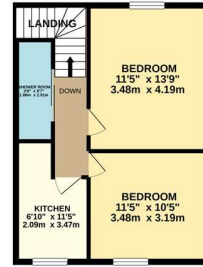
GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



2ND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1626 sq.ft. (151.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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.
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Disclaimer

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