



house & son

## Hartmoor Gardens

Bournemouth, BH10 4JE

£365,000

- Attention Investors!
- Chalet Style Student House
- Kitchen/Diner
- Lounge/Diner
- Four Bedrooms
- Currently Let 2023/2024 Academic Year
- 11 Months Tenancy
- £1,760 Income PCM



## HOUSE & SON

Attention Investors! This 4-bedroom, modern build, chalet style home is an ideal purchase for a cash buyer looking to acquire an established and proven student rental. Currently let for the current 2023/2024 academic year to a mixed group who are paying £1760 pcm on an 11-month tenancy, from 1st Aug 2023 until the 31st Jul 2024.

Built to modern specifications the property is low maintenance, has ramped access to the front door and level access to the rear garden. In addition, the ground floor is wheelchair accessible, including the ground floor WC.

With a spacious kitchen/diner and lounge/diner this property has always been a popular property with the university students, not least because it is only 500 metres, as the crow flies, to the university campus.

In addition to the ground floor accommodation, there are three good sized first floor bedrooms, spacious modern family bathroom, good sized westerly aspect rear garden, accessed from the lounge/diner and easy parking within vicinity. Furthermore, main bus routes, popular shops, bars and restaurants are all within walking distance.

Fully double glazed, with a gas fired combination boiler and an EPC rating of 77 (C), this property meets all the necessary requirements for letting, has all of its necessary certificates in place and guarantees a low stress investment that will provide an immediate return on investment in addition to capital gains for years to come.

**RAMPED ACCESS**

**STORM PORCH**

**RECEPTION HALLWAY**

15' 0" x 6' 5 max" (4.57m x 1.96m)

**KITCHEN/DINER**

12' 3" x 9' 9" (3.73m x 2.97m)

**GROUND FLOOR CLOAKS**

**STUDY/BEDROOM FOUR**

8' 5" x 8' 8 max" (2.57m x 2.64m)

**LOUNGE**

13' 8" x 12' 3" (4.17m x 3.73m)

**STAIRS TO FIRST FLOOR**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12' 8" x 9' 8" (3.86m x 2.95m)

**BEDROOM TWO**

10' 11" x 10' 2" (3.33m x 3.1m)

**BEDROOM THREE**

8' 9" x 8' 0" (2.67m x 2.44m)



**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole  
Council

EPC Rating - C

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