



8 Templar Street, Dover

In Excess of £395,000

8 Templar Street

Dover, Dover

Seven Bedroom HMO Investment Now Available!

Miles and Barr Commercial are delighted to be assisting with the marketing of this well presented HMO in the heart of Dover.

The property has seven bedrooms in total across four floors (floorplan on the following page) comprising of:

- One Bedroom, communal kitchen and utility room on the ground floor.
- Two bedrooms and a bathroom on the ground floor.
- Two bedrooms and a bathroom on the first floor.
- Two Bedrooms on the second floor.

The property produces a gross rental income of £3,650pcm across the seven rooms ranging from 500-575pcm. The property has a new kitchen, utility room and WC's installed by the landlords in 2020 and is installed with a grade A fire alarm system. The image to the right hand side shows the communal kitchen, of which each tenant has access to at least two cupboards. The appliances in the kitchen include two ovens, two hobs, two washing machines, two tumble dryers, and three fridges. The property is also cleaned twice a week.

Full information regarding the expenditure costings are available upon request.

Viewings can be arranged strictly by appointment only!



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



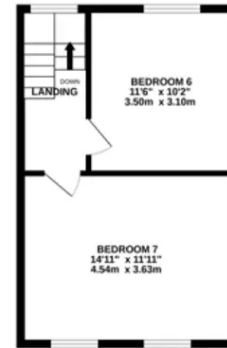
1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



3RD FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.9 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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Ground Floor Bedroom (One)

14' 9" x 11' 10" (4.49m x 3.60m)

Ground Floor Kitchen

12' 2" x 11' 6" (3.70m x 3.50m)

Ground Floor Utility Room

10' 0" x 6' 3" (3.06m x 1.90m)

First Floor Bedroom (Two)

11' 6" x 10' 2" (3.50m x 3.10m)

First Floor Bedroom (Three)

14' 9" x 11' 6" (4.50m x 3.50m)

First Floor Bathroom

10' 0" x 6' 3" (3.06m x 1.90m)

Second Floor Bedroom (Four)

11' 6" x 10' 2" (3.50m x 3.10m)

Second Floor Bedroom (Five)

15' 1" x 11' 10" (4.60m x 3.60m)

Second Floor Bathroom

10' 0" x 6' 3" (3.06m x 1.90m)

Third Floor Bedroom (Six)

11' 6" x 10' 2" (3.50m x 3.10m)

Third Floor Bedroom (Seven)

14' 9" x 11' 10" (4.50m x 3.60m)





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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure