



## Wimborne Road, Poole, Dorset Offers in excess of £480,000

POOLE offers in excess of £480,000- £490,000 . FREEHOLD (offers invited). Thacker & Revitt are pleased to market this larger and average property currently being run as an HMO property located in Poole. This great investment property consists of six studio/bedsit rooms to the main building and a one bedroom annexe flat with own entrance to the rear of the building. It is arranged over three floors all well decorated throughout. Gas central heating via a main boiler, UPVC double glazed windows and coin meters to all rooms. There is a communal washing machine. Outside to the front is a lawn area and to the rear is off road parking for cars mainly laid to shingle. Located within walking distance to Poole town and mainline railway station. This is a great Investment property with an income with all bedsits being occupied on AST agreements. For more information please contact Thacker & Revitt. the vendor is also offering NO FORWARD CHAIN IS OFFERED. The HMO license is valid till 2023. This property has an income of approx £40k per annum. Potential further development (subject to planning)



### GROUNDS & PARKING

Front garden access by gate from the main Wimborne Road with lawn garden area and side path leading to the rear of the property and the annexe flat. Patio area and gravel parking area for several cars, with concrete hard standing area. (The garage is not being sold with the property).

### FRONT DOOR AND ENTRANCE HALLS

6'0" x 4'5" x 6'5" (1.83 x 1.36 x 1.97)

Wooden front door leading to inner hall with further inner door leading to entrance hall area. Emulsion painted ceiling and walls. Fitted cover matting and lino flooring to main hall area. Ceiling lighting, smoke alarm system and light switches. Doors to ground floor rooms. Understairs cupboard. Laundry room with panelled white door and washing machine inside operated by a coin meter. Lighting. Stairs leading to first floor and landing area.

### ROOM ONE (GROUND FLOOR FRONT)

15'6" x 12'4" x 13'7" (4.74 x 3.77 x 4.15)

White panelled door leading into this bedsit double room with emulsion painted ceiling and walls. Fitted carpet and vinyl flooring to kitchen area. Upvc double glazed bay style window to front aspect. Bed and wardrobe. Kitchen area with wall and base units, stainless steel sink with chrome effect fittings, fridge, microwave and hob. Radiator. Ceiling light fitting, light switch and plug sockets.

### ROOM TWO (GROUND FLOOR REAR FACING)

13'0" x 11'10" (3.98 x 3.61)

White panelled door leading into this double bedsit room. Emulsion painted ceiling and walls. Fitted carpet to the main room area with vinyl flooring to the kitchen area. Upvc double glazed patio doors leading to outside. Bed, wardrobe. A range of kitchen units with stainless steel sink with chrome effect fittings, microwave, fridge and electric hob unit. Ceiling lighting. Plug sockets.

### STAIRS TO FIRST FLOOR AND LANDING AREA

6'0" x 31'9" x 2'11" (1.84 x 9.70 x 0.89)

Leading from the entrance hall stairs to the first floor and landing area. Emulsion painted ceiling and walls and fitted carpet. Ceiling emergency lighting, pendant light fitting and light switches. Radiator. Doors to all first floor rooms.

### FIRST FLOOR SHOWER ROOM (REAR)

5'5" x 4'4" (1.66 x 1.34)

White panelled door leading into shower room with white ceiling, part tiled and part emulsion painted walls and fitted lino flooring. White wc with seat and lid and cistern. Shower cubicle with white tray and shower, glass panels and opening door. Window to rear aspect. Radiator. Ceiling lighting.

### SHOWER ROOM TWO (SIDE FIRST FLOOR)

8'6" x 7'4" (2.60 x 2.26)

White paneled door leading to shower room with white ceiling, part tiled and part emulsion painted walls. Fitted vinyl flooring. Upvc double glazed window to side aspect. Sink with chrome effect fittings, wc with seat and lid and cistern. There is a built in cupboard with two louver doors. Shower cubicle with white tray, opening glass door and wall mounted shower, tiled walls. Ceiling lighting and radiator.

### ROOM THREE (SIDE FIRST FLOOR)

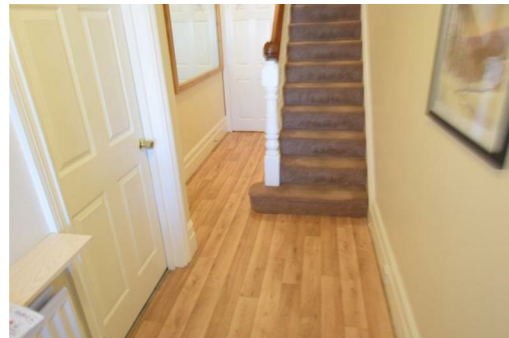
11'11" x 8'6" (3.65 x 2.60)

White panelled door leading into this single room. Emulsion painted ceiling and walls and fitted carpet with vinyl flooring to the kitchen area. Kitchen cupboards with stainless steel sink with chrome effect fittings and a fridge. Bed. Radiator. Ceiling lighting, plug sockets and light switch. Built in cupboard.

### ROOM FOUR (DOUBLE SIDE REAR)

12'9" x 12'2" (3.91 x 3.71)

White panelled door leading into this double bedsit room. Emulsion painted ceiling and walls, fitted carpet to main area and vinyl flooring to the kitchen area. A range of kitchen units, stainless steel sink, fridge, free standing hob unit and microwave. Wardrobe, bed and drawer unit. Ceiling lighting. Upvc window to rear aspect. Radiator.



### ROOM FIVE (FRONT FACING DOUBLE)

14'11" x 12'7" x 11'5" (4.56 x 3.86 x 3.48)

White panelled door leading into the double bedsit room facing to the front aspect. Emulsion painted ceiling and walls with fitted carpet to the main room area and vinyl flooring to the kitchen area. Upvc double glazed window to front aspect. A range of kitchen units with stainless steel sink with chrome effect fittings, fridge and portable hob. Ceiling lighting, Bed, wardrobe, drawer unit.

### STUDIO ROOM SIX (TOP FLOOR)

5'6" x 8'9" hall area to main room 14'7" x 17'11" (1.68 x 2.68 hall area to main room 4.46 x 5.48)

White paneled door leading to inner hall area of this studio room with emulsion ceiling and walls and fitted carpet. Light switch and Upvc double glazed window to front aspect. Ceiling lighting. Stairs leading to top floor and main studio area. Continuation of the hall decor with wooden framed Velux window to the main room, Radiator. Hand rails and banisters. Opening into galley style kitchen with continuation of decor, a range of built in kitchen units with stainless steel sink with chrome effect fittings. Ceiling lighting, plug sockets, light switch. There is a wooden framed Velux style window. Vinyl flooring. Fridge, portable hob. Door leading into shower room.

Kitchen Area: 1.58 x 1.84 Measurements: Shower Room 1.84 x 1.86

### Shower Room.

The shower room has sloping ceilings, part tiled walls and vinyl flooring. Green suite consisting of wc with seat and cistern flush. There is a shower cubicle with opening door and shower tray and wall mounted shower. Lighting.

### ONE BEDROOM FLAT NUMBER SEVEN (REAR OF BUILDING WITH

12'3" x 16'2" main room area and kitchen. bedroom (3.75 x 4.95 main room area and kitchen. bedroom 2.)

From the outside of the building from the pathway or drive parking leading to Front door of this flat. Opening into the main room being open plan lounge kitchen. Emulsion ceiling and walls and fitted carpet to the main room area with vinyl to the kitchen area. Ceiling lighting, plug sockets, Radiator. Upvc window to the rear aspect and side aspect. The kitchen has a range of cupboards and worktops, stainless steel sink with chrome effect fittings. Fridge, Electric hob.

There is a separate cloakroom with door into the room, sink with chrome effect fittings and wc with seat and lid and cistern. Metal framed window to rear aspect. Vinyl flooring. Ceiling lighting.

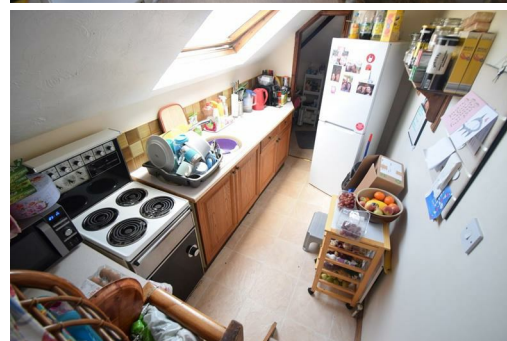
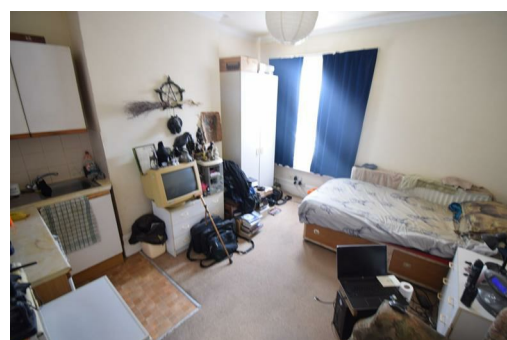
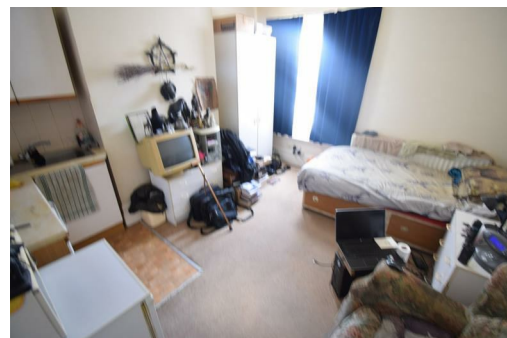
Bedroom: There is a double bedroom with emulsion ceiling and walls and fitted carpet. Upvc double glazed window to side aspect. There is a shower cubicle to recess area with tiled walls and shower tray and shower.

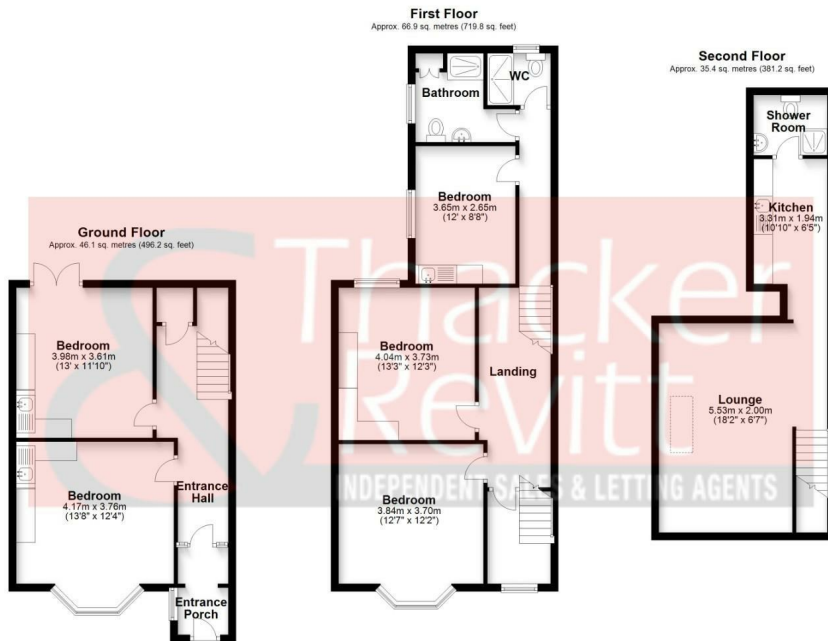
### TENURE

The property is FREEHOLD.

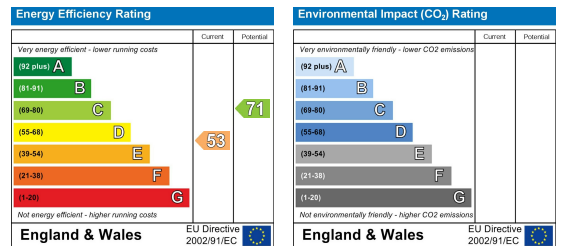
All rooms are let on AST tenancies (Assured Shorthold Tenancies)

OFFERED WITH NO FORWARD CHAIN.





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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

### Please Note:

- 1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

### Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD