

# 31 St. Michaels Road

Ref No: 4911

Paignton, Devon, TQ4 5LP



## Spacious HMO Investment Opportunity

7 Bedroom HMO with En-Suite Facilities

Gross Rental Income of £47,160 Per Annum

Gross Initial Yield of 14.5%

Rooms Fitted with Electric Sub Meters

£325,000 Freehold

Interested in this property?

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## LOCATION

Situated in a popular residential area of Paignton well supported by public transport links. The property is less than a mile from the town centre and most of the local amenities, as well as a short walk away from the seafront.

## DESCRIPTION

The property is a large semi-detached residential property operating as a seven-bedroom HMO. The property is well presented and has been renovated with HMO usage in mind. The property benefits from en-suites for 6 out of the 7 rooms and a private 'off-suite' for the 7th room. Each room has its own electric card sub meter and a kitchenette area with a sink and hot water heater. A communal kitchen is also provided for the tenants.

The accommodation briefly comprises:-

### COMMUNAL KITCHEN

Smartly presented with ample storage space. Communal cooker and white goods.

### UTILITY ROOM

8' 6" x 5' 7" (2.6m x 1.7m)

Fitted with coin fed washing machine and tumble drier.

### ROOM 1

12' 10" x 12' 6" (3.9m x 3.8m) (max)

Including en-suite.

### ROOM 2

11' 10" x 13' 5" (3.6m x 4.1m) (max)

Including en-suite.

### ROOM 3

13' 9" x 11' 10" (4.2m x 3.6m) (max)

Including en-suite.

### ROOM 4

9' 6" x 14' 5" (2.9m x 4.4m) (max)

With separate private bathroom.

### ROOM 5

12' 6" x 12' 10" (3.8m x 3.9m) (max)

Including en-suite.

### ROOM 6

13' 5" x 11' 10" (4.1m x 3.6m) (max)

Including en-suite.

### ROOM 7

13' 9" x 11' 10" (4.2m x 3.6m) (max)

Including en-suite.

## EXTERIOR

To the rear of the property there is an enclosed courtyard shared with the commercial premises next door, which is utilised as a bin store.

To the front of the premises there is communal garden space for the use of the tenants.

## RENT

The rooms are rented at the following rates.

<b>Room 1</b>	£550pcm	£6,600p.a.
<b>Room 2</b>	£550pcm	£6,600p.a.
<b>Room 3</b>	£550pcm	£6,600p.a.
<b>Room 4</b>	£580pcm	£6,960p.a.
<b>Room 5</b>	£550pcm	£6,600p.a.
<b>Room 6</b>	£600pcm	£7,200p.a.
<b>Room 7</b>	£550pcm	£6,600p.a.
<b>Total:</b>	<b>£3,930pcm.</b>	<b>£47,160p.a.</b>

## UTILITIES

Rents are inclusive of water and council tax. Each room has an electric card sub meter which the tenants are responsible for.

## TENURE

Offered for sale freehold, subject to the residential ASTs.

## COUNCIL TAX BAND C

## EPC RATING E

## VIEWING

Viewing is strictly by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.

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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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