

44 Higher Brimley Road

Ref No: 4650

Teignmouth, Devon, TQ14 8JU



9 Bed Investment Property (Formed of 2 Separate Houses in Multiple Occupancy)

Comprising 44a (3 Bed) HMO and 44b (6 Bed) HMO

High Return Investment in Popular Location

Gross Rental Income of £60,180 (When Fully Let)

Gross Initial Yield of 15.06%

£399,500 Freehold

Interested in this property?
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DESCRIPTION

A desirable alternative to those looking at traditional buy-to-let this pair of HMOs offer an attractive return and a large number of rental units all within one location. This is an excellent example of an HMO, suitable for first time investors or those looking to expand their portfolio.

Situated in Teignmouth, a popular seaside town, the property comprises two HMO. Sharing one communal access to both 44A and 44B this is a well presented and contained investment property.

The accommodation briefly comprises:-

ENTRANCE HALLWAY

Leading to:-

44A GROUND FLOOR

ROOM 1

Size: 15m².

With **KITCHENETTE**.

ROOM 2

Size: 13m².

With **KITCHENETTE**.

ROOM 3

Size: 13.8m².

With **KITCHENETTE**.

ONE COMMUNAL SHOWER ROOM

44B FIRST FLOOR

ROOM 1

Size: 13.5m².

With **KITCHENETTE**.

ROOM 2

Size: 14m².

With **KITCHENETTE**.

ROOM 3

Size: 14m².

With **KITCHENETTE**.

44B SECOND FLOOR

ROOM 4

Size: 13m².

With **KITCHENETTE**.

ROOM 5

Size: 13m².

With **KITCHENETTE**.

ROOM 6

Size: 13m².

With **KITCHENETTE**.

TWO COMMUNAL SHOWER ROOMS

RENT SCHEDULES (Passing Rent)

Unit	Rent (PCM)		Rent (PA)	
Room 1	£	535	£	6,420
Room 2	£	525	£	6,300
Room 3	£	550	£	6,600
Room 4	£	525	£	6,300
Room 5	£	565	£	6,780
Room 6	£	575	£	6,900
Room 7	£	625	£	7,500
Room 8	£	565	£	6,780
Room 9	£	550	£	6,600
Total	£	5,015	£	60,180

UTILITIES

The property is connected to electric, water and mains sewerage. Each tenant has an electric sub meter.

COUNCIL TAX

44A - Band A.

44b - Band B.

EPC RATING

44a - D

44b - C

VIEWING

Viewing is highly recommended and can be arranged strictly by prior appointments with the Agents, Bettesworths. Tel. 01803 212021.

HMO LICENSING SCHEME

We are informed that the property is defined as an HMO for licensing purposes, but the current licensing status is unknown and to be assumed unlicensed until licenses are confirmed.

Interested parties are advised to make their own enquiries as to licensing requirements with Teignbridge Council Housing Standards Team.

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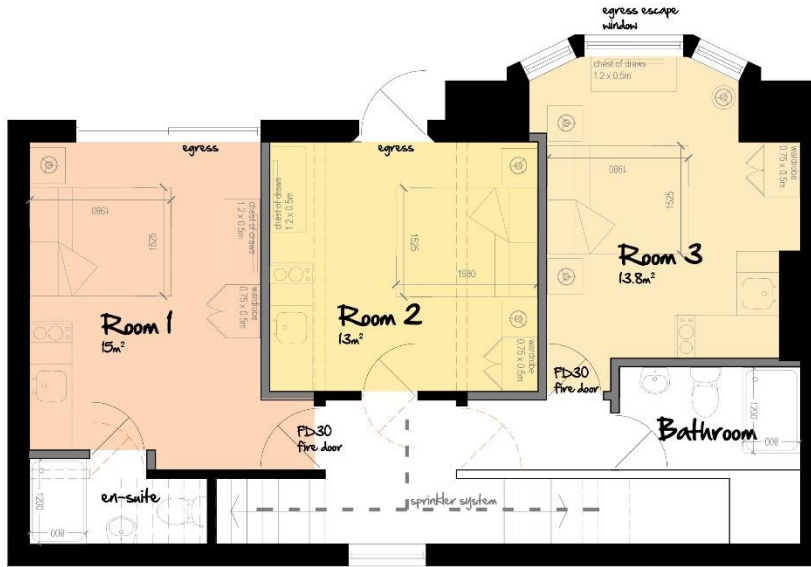
Family Business
3 Generations
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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