

FOR SALE

73 Newfoundland Drive, Poole,
Dorset BH15 1YE



PHILIPPA SOLE



Offers in excess of
£500,000

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Investment opportunity

Licensed HMO

4/5 bedrooms

Ensuite to main bedroom

Family bathroom

Excellent location

Close to bus & rail stations

Band E - £2,381,18

Freehold

About this property

Residential freehold investment opportunity, a four bedroom, three floor modern townhouse licensed HMO in an excellent location, just a short walk from Poole Quay, Baiter Park and Poole Park. Rental income £2750 pcm (advised by vendor).

A three level townhouse, built by developer Crest Nicholson in 2006. The property has been well maintained and is in good decorative condition throughout. A fantastic property offering any serious investor a ready-made and hassle-free recurring revenue stream.

Internally, the property includes tiled hallway, fitted kitchen with recently fitted cooker and washing machine, new Glow Worm boiler (fitted this year) controlled remotely with a HIVE smart home heating thermostat and control panel, 2 reception rooms (one currently used as a bedroom), ground floor cloakroom and under stair store cupboard.

Newly fitted Fire Control Panel (Smart Cell) with sounders, break call points and fire signage, compliant with current regulation.

Stairs to first floor with two bedrooms (one with en-suite and fitted wardrobe), stairs to second floor with two further bedrooms and Jack and Jill bathroom.

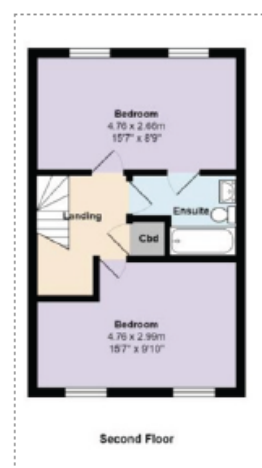
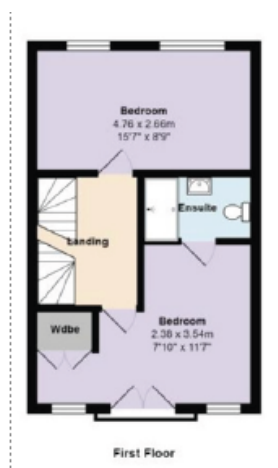
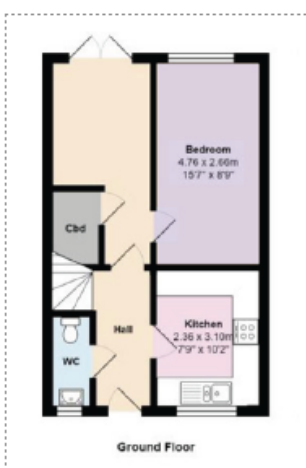
To the outside, both the back and front of the property are fully patioed and therefore has zero garden maintenance to consider. The property comes with 2 parking spaces situated at the rear of the house and accessed via the back garden. These could be privately rented.

A consistent and reliable +6% gross rental yield (+5% Net) Monthly rent - £2,750 (Potential to increase by a further £175 per month). Annual income - £33,000 to £35,100 5 x Tenants 6 month rolling tenancies. Average length of tenancy circa 18months. Annual costs - £7k (circa) Rental figures provided by vendor.

Location

The property is perfectly located being within a short walk from Poole Quay, Baiter Park and Poole Park and Sainsburys & Aldi supermarkets are also nearby. Local transport links are close by with Poole railway station less than 1 mile away offering a direct line into London Waterloo in under two hours, and Poole bus station around half a mile.





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