

# 31 St Michaels Road

Ref No: 3248

Paignton, Devon, TQ4 5LP



## Well Presented House of Multiple Occupation (HMO)

6 En-Suite Letting Rooms, 1 Bedroom with Private Bathroom

Communal Kitchen & Front Courtyard

All Rooms Separately Metered for Electricity

Gross Potential Rent £36,576 per annum (When Fully Let)

Offers in Excess of £250,000 Freehold

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# 31 St Michaels Road

Paignton, Devon, TQ4 5LP

## LOCATION

Situated in a 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. Well suited to those who are looking to expand their portfolio as well as those who are looking for their first investment property.

## DESCRIPTION

Currently set up and running as a house of multiple occupation (HMO). The house has been refurbished through out to create 6 en suite bedrooms with 1 further bedroom with the use of a separate private bathroom. Each room is independently metered and managed through electronic payment card. Rent per room currently starts at £350pcm.

The accommodation briefly comprises:-

## ENTRANCE

### COMMUNAL ENTRANCE

Leading to room 1-3, communal kitchen & utility room. Bedrooms are each fitted with card electric meters and fuses. 6 of the bedrooms have en suite facilities, well appointed in a modern style. The rooms are furnished.

### 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)

Stairs to **FIRST FLOOR**

### ROOM 1

12' 10" x 12' 6" (3.9m x 3.8m)  
Maximum. Including en-suite.

### ROOM 2

11' 10" x 13' 5" (3.6m x 4.1m)  
Maximum. Including en-suite.

### ROOM 3

13' 9" x 11' 10" (4.2m x 3.6m)  
Maximum. Including en-suite.

## SECOND FLOOR

### ROOM 4

9' 6" x 14' 5" (2.9m x 4.4m)  
Maximum. With separate private bathroom.

### ROOM 5

12' 6" x 12' 10" (3.8m x 3.9m)  
Maximum. 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 for the use of bins. To the front of the premises there is communal space for the use of tenants.

## COUNCIL TAX BAND C EPC RATING E

## VIEWING

Is strictly by appointment with the Agents, Bettesworths.

## HMO LICENSING SCHEME

We are informed that the property is defined as an HMO for licensing purposes but is not currently licensed.

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

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



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