

34-36 Hyde Road

Ref No: 4655

Paignton, Devon, TQ4 5BY



Freehold Investment of 2x Five-Bed HMOs

Two HMOs Held Under One Freehold Title

Gross Rental Income: £60,780p.a. (When Fully Let)

Gross Initial Yield of 14.30%

Well Managed and Fitted to Modern HMO Spec

Offers in the Region of £425,000 Freehold

Interested in this property?
T.01803 2120 21 bettesworths.co.uk



34-36 Hyde Road

Paignton, Devon, TQ4 5BY

LOCATION

Positioned on Hyde Road the property benefits from being in the centre of Paignton, close to local amenities, the high street, seafront and public transport connections. The premises are well situated for tenants both for their living and working needs.

DESCRIPTION

An excellent example of a modern HMO, this property is a great opportunity for investors looking for a smart, high return, freehold investment. The freehold comprises of Two 5-bedroom HMOs and 3 commercial units, which are sold off on long leaseholds. The long leaseholders are responsible for a share of external maintenance and buildings insurance.

The HMOs are located over the upper floors of the building and are accessed via external stairwells. Both HMOs are presented to a high standard, benefitting from keypad entry system, CCTV and smart TV and intercom devices in many of the rooms. Each HMO has a communal kitchen, which has been designed for HMO use. The rooms each have individual electric card meters and consumer units, keeping the tenants responsible for their own electricity usage. Heating is provided by electric panel heaters in each of the bedrooms. Water is provided inclusive of the rent.

The accommodation briefly comprises:-

34A HYDE ROAD

KITCHEN

12' 2" x 10' 2" (3.7m x 3.1m)

COMMUNAL BATHROOM

23' 4" x 8' 2" (7.1m x 2.5m)

BEDROOM 1

11' 10" x 12' 10" (3.6m x 3.9m) (max)

BEDROOM 2

12' 10" x 13' 1" (3.9m x 4m) (max)

With en-suite.

BEDROOM 3

10' 10" x 11' 6" (3.3m x 3.5m)

With en-suite.

BEDROOM 4

10' 2" x 12' 10" (3.1m x 3.9m)

With en-suite.

BEDROOM 5

6' 11" x 12' 10" (2.1m x 3.9m)

36A HYDE ROAD

KITCHEN

10' 6" x 9' 2" (3.2m x 2.8m)

LIVING ROOM/DINING ROOM

12' 10" x 6' 7" (3.9m x 2m)

BEDROOM 1

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

BEDROOM 2

(Unmeasured).

BEDROOM 3

10' 2" x 12' 10" (3.1m x 3.9m)

With en-suite.

BEDROOM 4

8' 10" x 11' 6" (2.7m x 3.5m)

With en-suite.

BEDROOM 5

10' 2" x 11' 6" (3.1m x 3.5m)

With en-suite.

UTILITY SPACE/COMMUNAL BATHROOM

5' 3" x 6' 11" (1.6m x 2.1m)

TENANCY

The HMOs have been well managed and are let at high to full occupancy rates. For further details on tenancies and current occupancy, please contact the Agents, Bettsworths.

RENT SCHEDULES (PASSING RENTS)

Rents for each bedroom range from £475pcm to £565pcm. Interested parties are advised to contact the Agents, Bettsworths for an up-to-date tenancy schedule.

TENURE

The property is available Freehold, subject to the occupational ASTs of the HMO tenants and the long leaseholds of the commercial units below.

COUNCIL TAX

34a Hyde Road – Band B.

36a Hyde Road – Band A.

EPC RATINGS

34a Hyde Road – E.

36a Hyde Road – E.

VIEWING

Viewing is recommended and can be arranged strictly by prior appointment with the Sole Agents, Bettsworths.

HMO LICENSING

We are informed that the property is licensed as a HMO with Torbay Council.

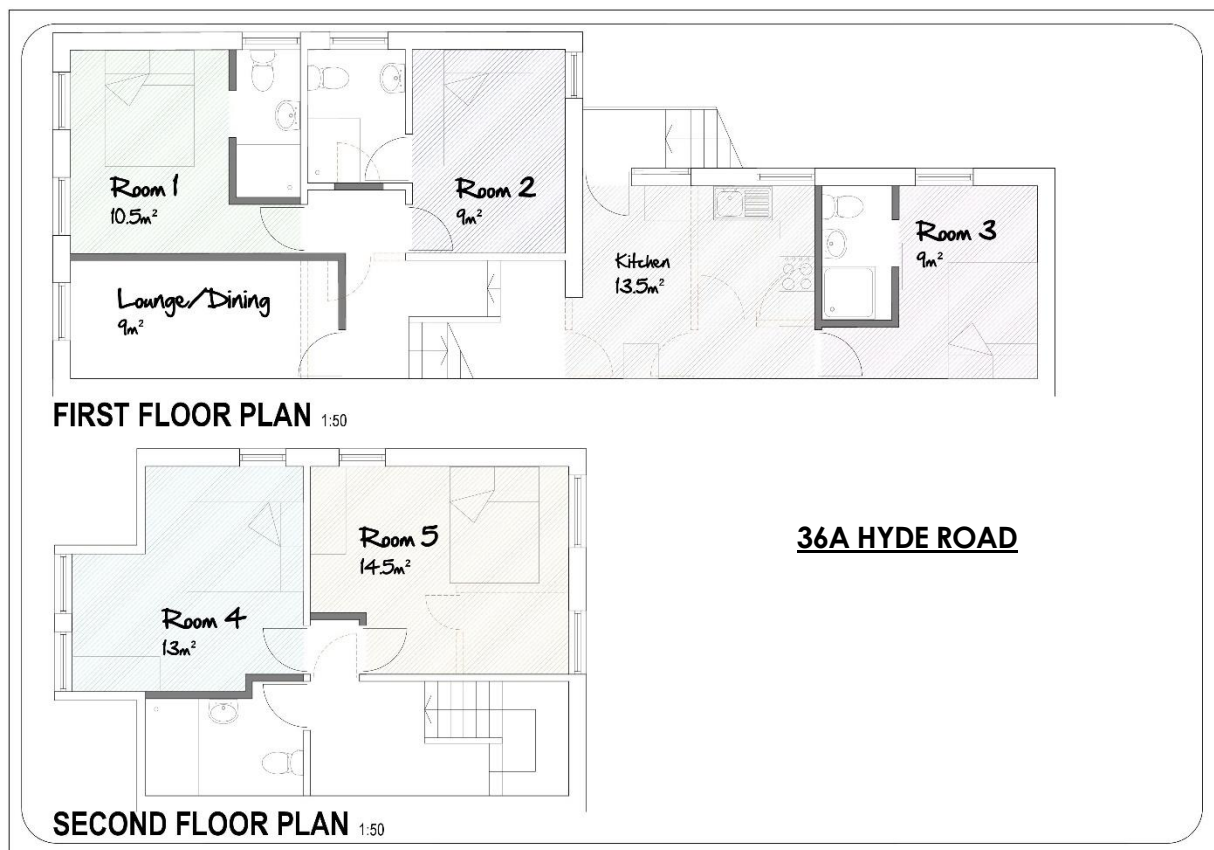
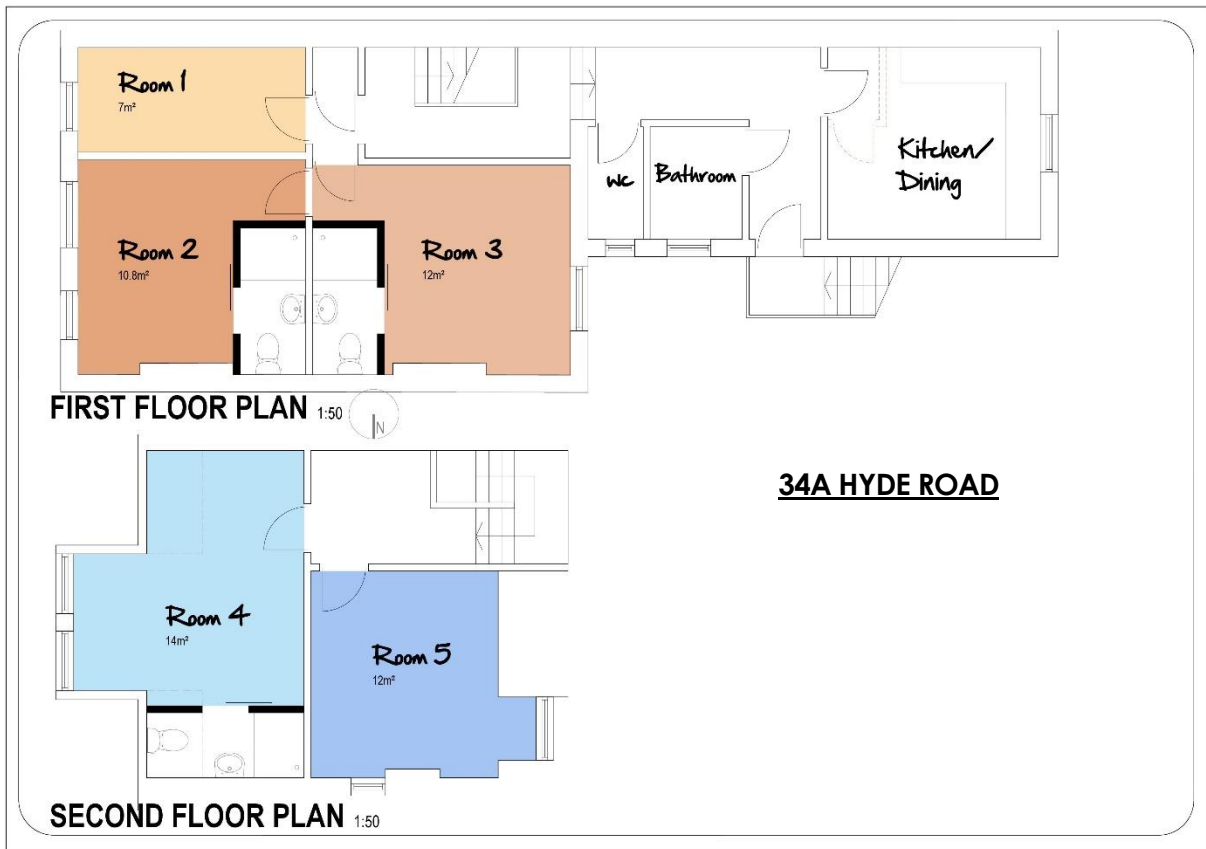
Interested in this property?

T.01803 2120 21 [bettsworths.co.uk](https://www.bettsworths.co.uk)



34-36 Hyde Road

Paignton, Devon, TQ4 5BY



Interested in this property?
T.01803 2120 21 bettesworths.co.uk



34-36 Hyde Road

Paignton, Devon, TQ4 5BY



www.bettsworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettsworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettsworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 2120 21 bettsworths.co.uk

