

44 Higher Brimley Road

Ref No: 3602

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

Refurbished to a High Standard

Gross Income of £56,000 (When Rooms Fully Let)

Viewing Highly Recommended

£465,000 Freehold

Interested in this property?
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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DESCRIPTION

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, suitable for those who are new to HMO investment as well as those who are simply looking to expand their portfolio.

Viewing is recommended to appreciate the quality of accommodation on offer.

The accommodation briefly comprises:-

ENTRANCE HALLWAY

Leading to:-

44A GROUND FLOOR

ROOM 1 – Asking Rent £125 pcm.
Size: 15m².
With **KITCHENETTE**.

ROOM 2 – Asking Rent £125 pcm.
Size: 13m².
With **KITCHENETTE**.

ROOM 3 – Asking Rent £125 pcm.
Size: 13.8m².
With **KITCHENETTE**.

ONE COMMUNAL SHOWER ROOM

44B FIRST FLOOR

ROOM 1 – Asking Rent £125 pcm.
Size: 13.5m².
With **KITCHENETTE**.

ROOM 2 – Asking Rent £125 pcm.
Size: 14m².
With **KITCHENETTE**.

ROOM 3 – Asking Rent £125 pcm.
Size: 14m².
With **KITCHENETTE**.

44B SECOND FLOOR

ROOM 4 – Asking Rent £125 pcm.
Size: 13m².
With **KITCHENETTE**.

ROOM 5 – Asking Rent £125 pcm.
Size: 13m².
With **KITCHENETTE**.

ROOM 6 – Asking Rent £125 pcm.
Size: 13m².
With **KITCHENETTE**.

TWO COMMUNAL SHOWER ROOMS

COUNCIL TAX

44A - Band A.
44b - Band B.

EPC RATING

44 Higher Brimley Road - E.

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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