

27-28 Devizes Road, Old Town, Swindon, SN1 4BG

£750,000

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Situated in the heart of Old Town on Devizes Road, this remarkable property presents a unique investment opportunity for cash buyers or those seeking a commercial mortgage. This House of Multiple Occupancy boasts an impressive nine bedrooms, each thoughtfully designed with an ensuite bathroom and a convenient kitchenette.

The property features a well-established shop on the ground floor, providing an excellent source of income potential. To the rear of the shop, Room One stands out with its separate living room and bedroom, offering a unique rental in the HMO sector. Also to the rear of shop is bedroom 2, which offers a separate kitchen. To the first and second floor is a further studio style rooms, with a boiler/ store room also on the top floor.

The property also includes dedicated parking at the rear, currently rented out with an additional charge for some rooms. The combination of a thriving commercial space below and well-equipped living quarters above makes this property a rare find in the market.

Whether you are looking to expand your property portfolio or start on a new venture, this property, with it's prominent location and comprehensive amenities nearby, is an opportunity not to be missed.

Shop
Shop currently let

Comprises main shop floor, three treatment rooms, WC

Main shop - 3.83m x 3.3m
Front treatment room - 2.66m x 2.8m
Rear treatment room - 2.82m x 3.9m
Side treatment room - 3.31m x 3.78m
WC - 0.76m x 1.75m













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Room One
Large room/ apartment comprising living room/ kitchen, separate bedroom and bathroom.

Living Room - 3.8m x 3.62m
Bedroom - 3.89m x 2.04m
Bathroom - 2.8m x 1.2m

Entrance Hall
24'5" x 3'2" (7.45 x 0.97)
Side entrance door, door to room 2, stairs to first floor, rear door leading to parking

Room Two
Bedroom with separate kitchen and bathroom

Room - 3.48m x 3.10m
Kitchen - 2.08m x 1.98m
Shower Room - 2.79m x 1.37m

First Floor Landing
Doors to rooms 3-7, stairs to second floor, door to communal utility

Room Three
Bedroom with kitchenette and en-suite

Room - 3.84m into 1.35m x 3.62m into 5.4m
Ensuite - 1.4m x 1.7m

Room Four
Bedroom with kitchenette and en-suite

Room - 3.1m x 4.3m
En-suite - 1.7m x 1.4m

Room Five
Bedroom with kitchenette and en-suite

Bedroom - 4m x 3m
En-suite - 1.5m x 1.8m

Room Six
Bedroom with kitchenette and en-suite

Bedroom - 2.7m into 1.47m x 4m
En-suite - 1.6m x 1.34m

Room Seven
Bedroom with kitchenette and en-suite

Bedroom - 3.9m into 2.63m x 2.4m into 5m
En-suite - 1.3m x 2.4m

Communal Utility Room
9'4" x 8'0" (2.85 x 2.45)
Cooker, washing machines, storage cupboard

Second Floor Landing
Stairs from first floor, doors to rooms 8 & 9, door to boiler room

Room Eight
Bedroom with kitchenette and en-suite

Bedroom - 2.8m into 4.3m x 3.3m into 1.5m
En-suite - 1.47m x 1.4m

Room Nine
Bedroom with separate kitchen and bathroom

Bedroom - 2.93m x 3.8m
Kitchen - 0.9m x 3.3m
Bathroom - 1.5m x 1.3m

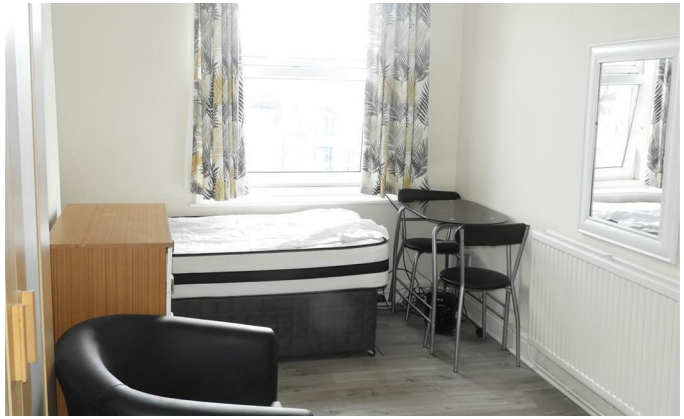
Boiler Room
Boiler & store room

Boiler room - 1m x 2.7m
Store Room - 1.6m x 1.7m















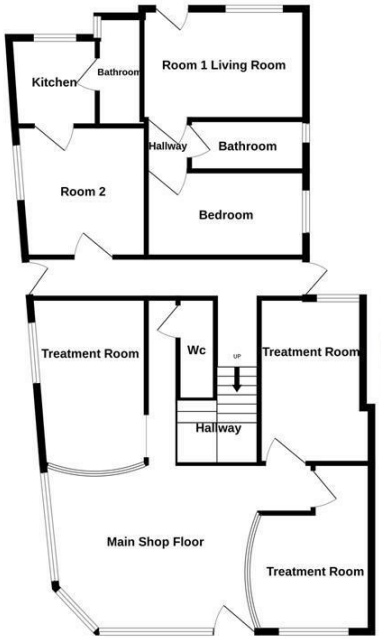







Town centre A4289
Wroughton A4361
Devizes (A361)

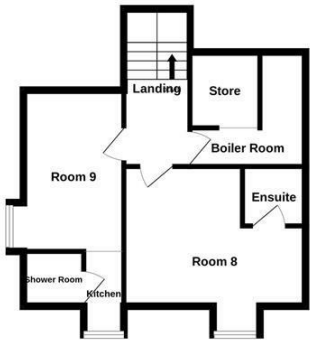
GROUND FLOOR



1ST FLOOR

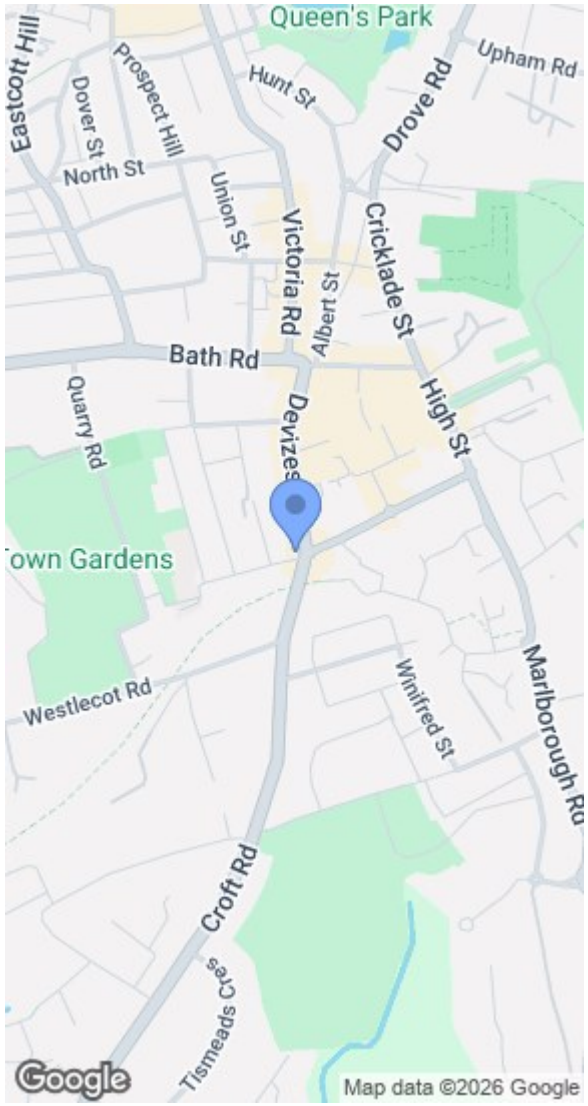


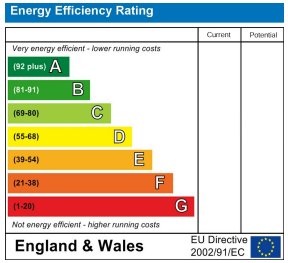
2ND FLOOR

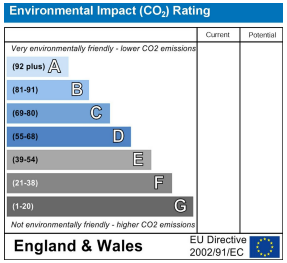


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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