

# BRETT

PROPERTY

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## PREMIUM HMO LANDSDOWN ROAD

Old Town, Swindon, Wiltshire, SN1

**£595,000**

FIXED PRICE

**11% GROSS YIELD**

FULLY LET

**£65,400 PA**

6 EN-SUITE ROOMS

# At a glance



Studio accommodation - high-end, fully furnished finish

**£595,000**

FIXED PRICE

**£5,450**

MONTHLY RENT

**£65,400**

ANNUAL RENT

**11%**

GROSS YIELD

## PROPERTY TYPE

House of Multiple Occupation

## FLOOR AREA

1,416 sq ft / 132 sq m

## OCCUPANCY

Fully let to professional tenants

## LICENCE

HMO licence in place

## ACCOMMODATION

6 bedrooms / 6 bathrooms

## TENURE

Freehold

## PLANNING

Sui Generis - up to 8 occupants

## REFURBISHMENT

Completed in 2025

## A READY-MADE, HANDS-OFF INVESTMENT

Premium boutique-hotel finish, professional tenants, full management and no current notices active.

# Rental schedule



| ACCOMMODATION      | CONFIGURATION                | RENT PCM |
|--------------------|------------------------------|----------|
| Room 1             | En-suite                     | £805     |
| Studio 2           | En-suite and private kitchen | £1,200   |
| Studio 3           | En-suite and private kitchen | £1,050   |
| Room 4             | En-suite                     | £800     |
| Room 5             | En-suite                     | £795     |
| Room 6             | En-suite                     | £800     |
| TOTAL MONTHLY RENT |                              | £5,450   |
| TOTAL ANNUAL RENT  |                              | £65,400  |

INCOME POSITION

All tenants are professional and settled, and the property is fully let under management. There are no current notices active. The advertised gross yield is 11% based on the fixed asking price and current annual rent.

Gross yield is stated before finance, management, utilities, maintenance, voids, taxation and other ownership costs.

# The complete opportunity



## BOUTIQUE FINISH

A very high-standard HMO with a boutique-hotel style finish. The property is fully let to professional tenants and operated under management, offering a ready-made investment for a landlord seeking an established income-producing asset.

## PLANNING AND LICENSING

Full planning permission was obtained and the property has Sui Generis planning consent to accommodate up to eight people across six rooms. An HMO licence is in place.

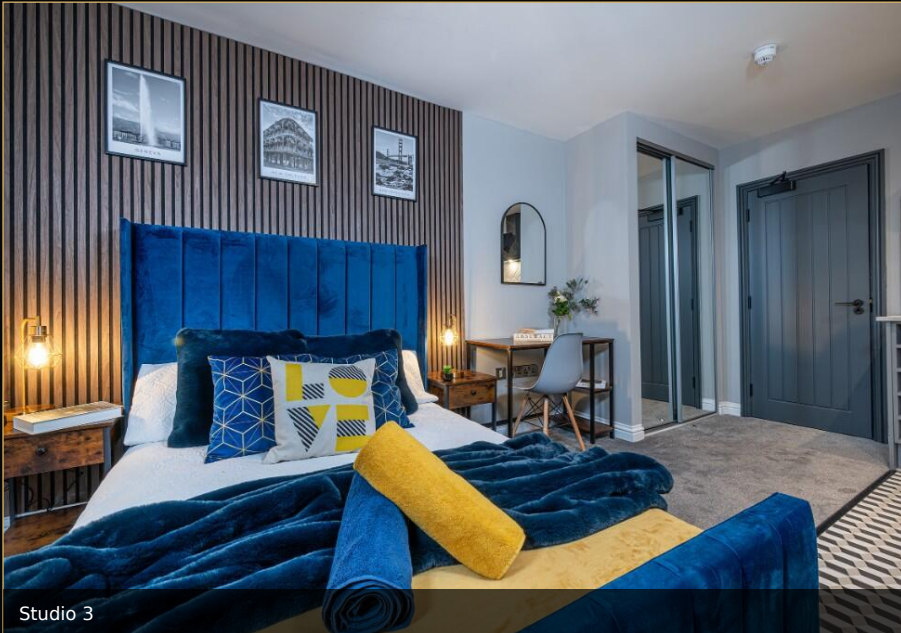
## BUILT TO LAST

Recently renovated in 2025, the property was designed to combine a high-end appearance with robust, durable materials. The advert presents this as a rare opportunity to acquire a fully let HMO of this standard with an 11% gross yield and no anticipated updating for 15 years or more.

## ACCOMMODATION LAYOUT

All six rooms have their own en-suite. Two rooms also have private kitchens equipped with an oven, hob, fridge freezer and washer-dryer; consequently, only four rooms share the main communal kitchen.

# Finish and specification



## DURABLE FINISHES

Every en-suite is fully tiled. Hallways and the communal kitchen floors are tiled, while the stairs use commercial-grade LVT selected to withstand heavy wear.

## HEATING AND HOT WATER

An HMO-specific gas heating and water system is installed to support economical bills and maintain high water pressure across all showers.

## STORAGE AND FURNITURE

Built-in mirrored wardrobes provide concealed storage and double-rail hanging. Every room is offered fully furnished.

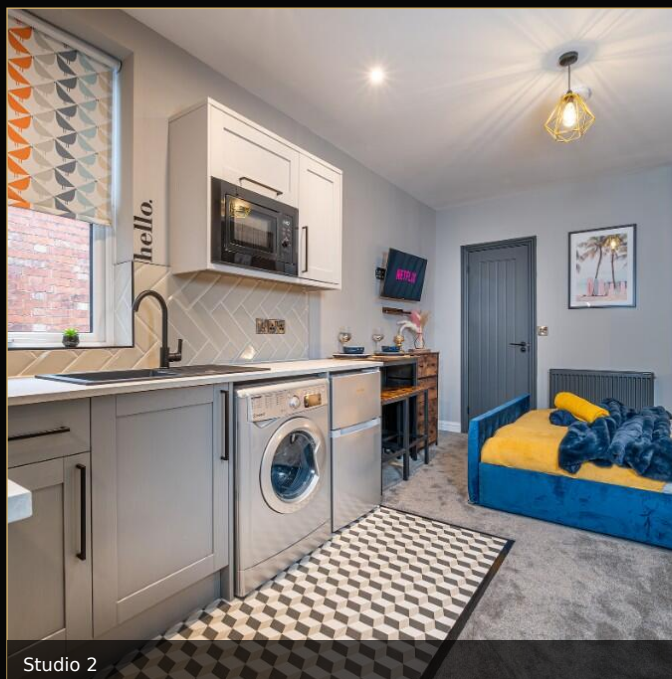
## TECHNOLOGY AND HOME WORKING

Each room includes a desk and CAT6 cabling with direct ports to fibre broadband. Every room also has a 32-inch smart TV connected by CAT6 for reliable streaming.

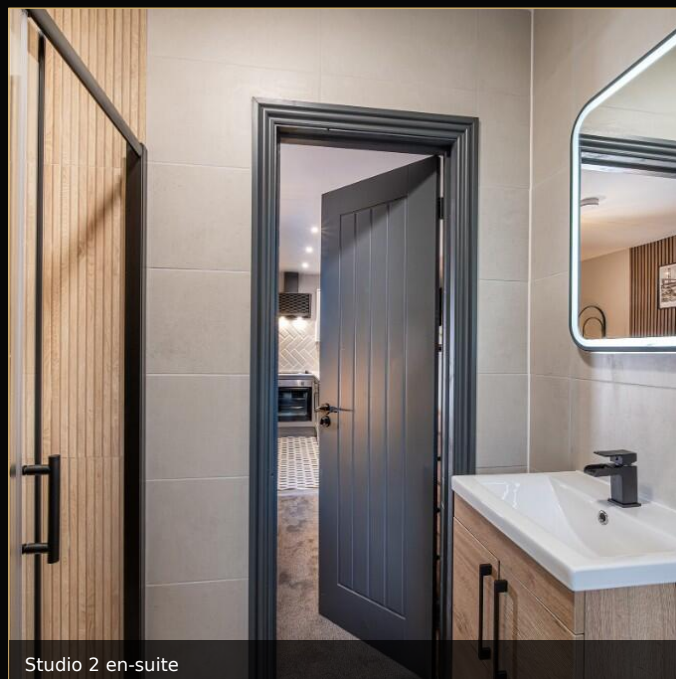
## OUTDOOR AMENITY

A rear AstroTurf communal garden is provided, together with a rear off-street parking space. The listing also identifies permit parking.

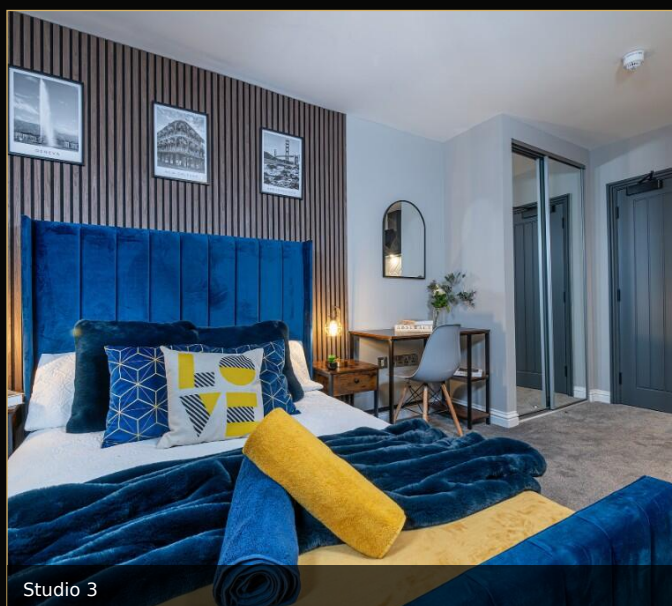
# Studios 2 and 3



Studio 2



Studio 2 en-suite



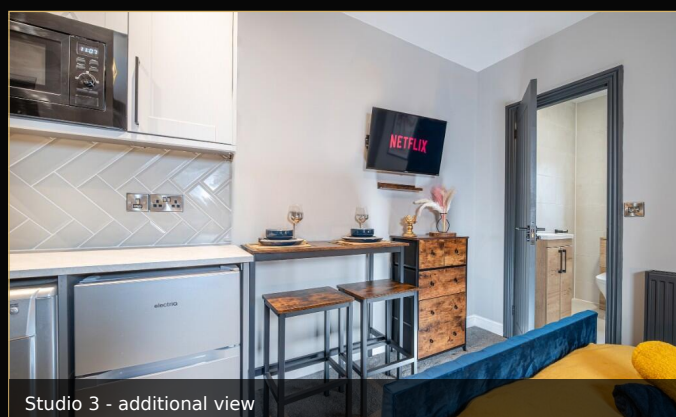
Studio 3



Studio 3 kitchen

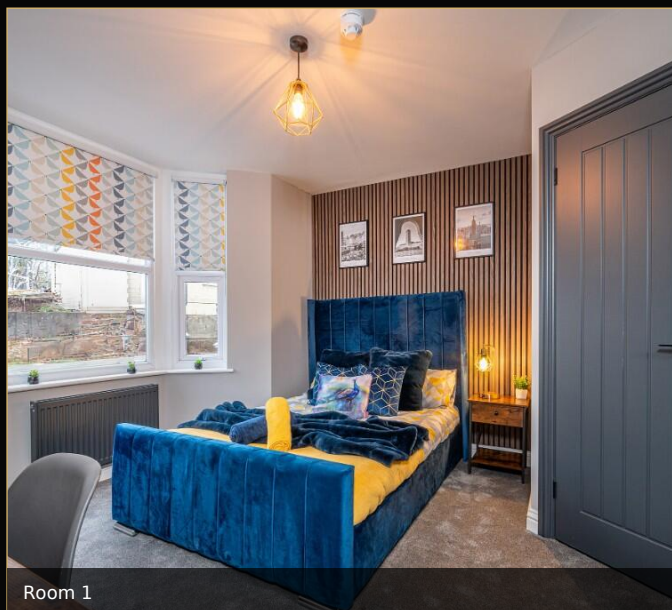


Studio 3 en-suite

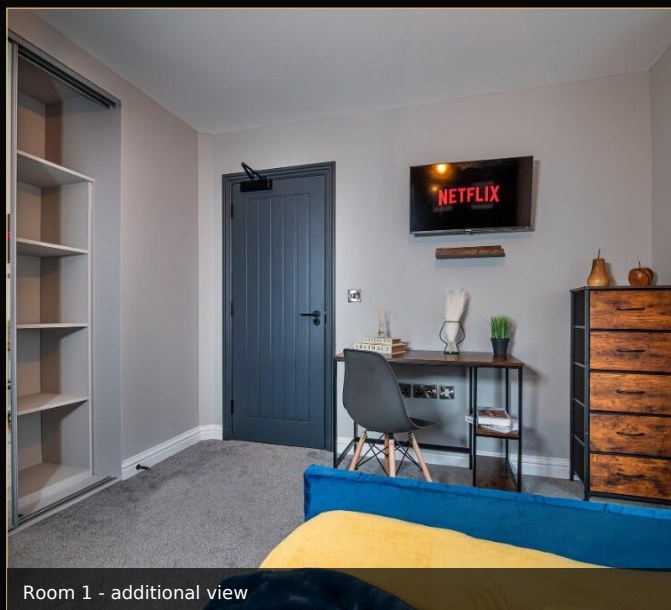


Studio 3 - additional view

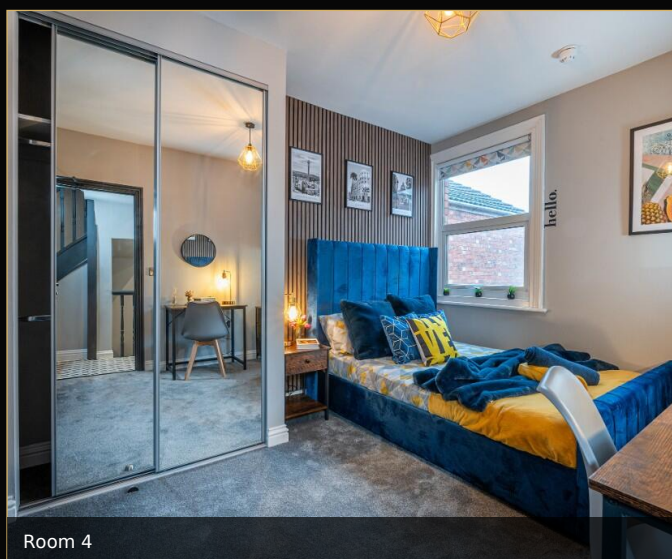
# Rooms 1, 4, 5 and 6



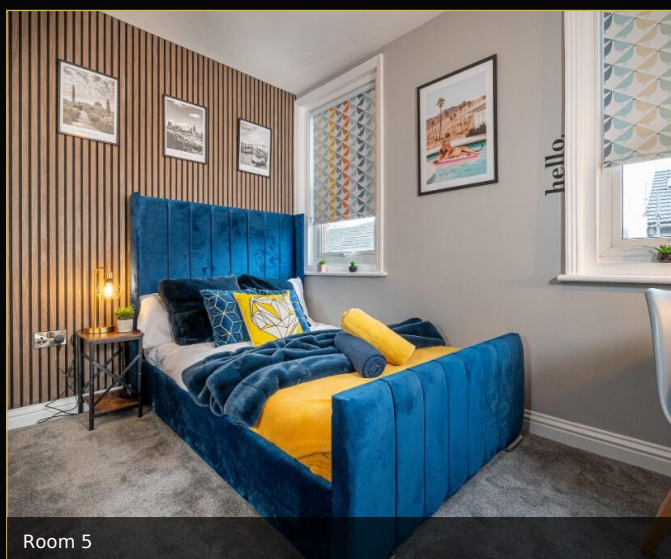
Room 1



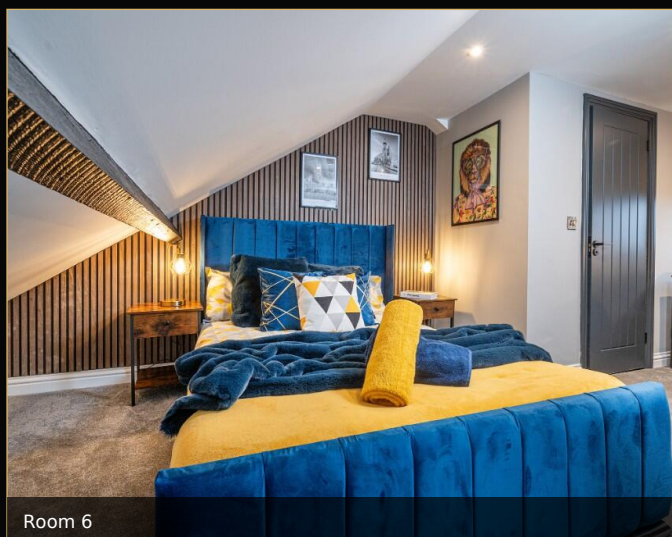
Room 1 - additional view



Room 4



Room 5

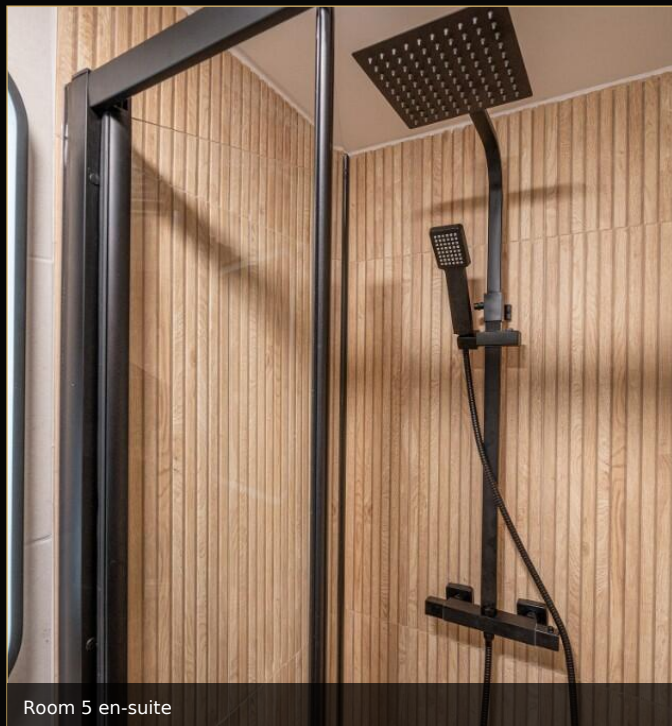


Room 6

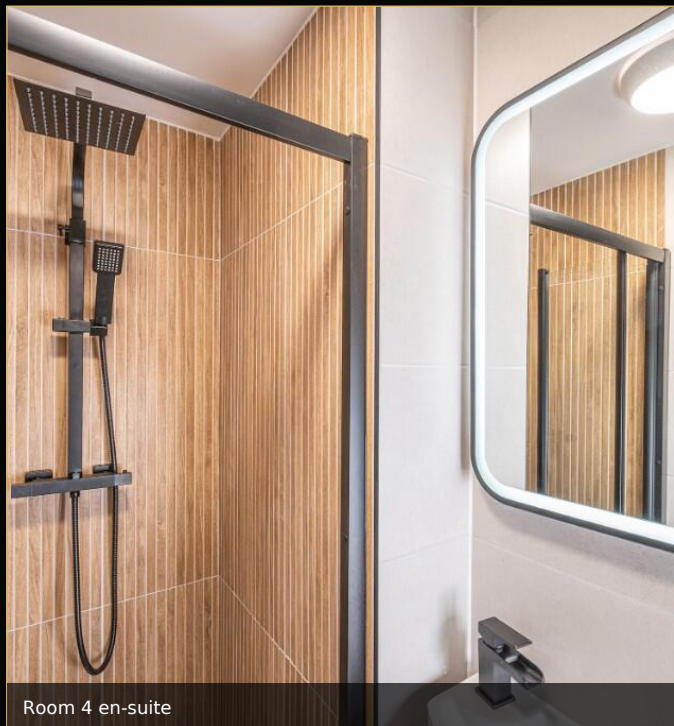


Room 6 work-from-home area

# En-suites and interior details



Room 5 en-suite



Room 4 en-suite



Studio 3 - additional view

## TENANT-FOCUSED DESIGN

The property was designed specifically for working professionals. High-end finishes, fully tiled en-suites, generous concealed wardrobe storage, dedicated desks, direct wired internet connections and smart TVs combine to support premium, practical living.

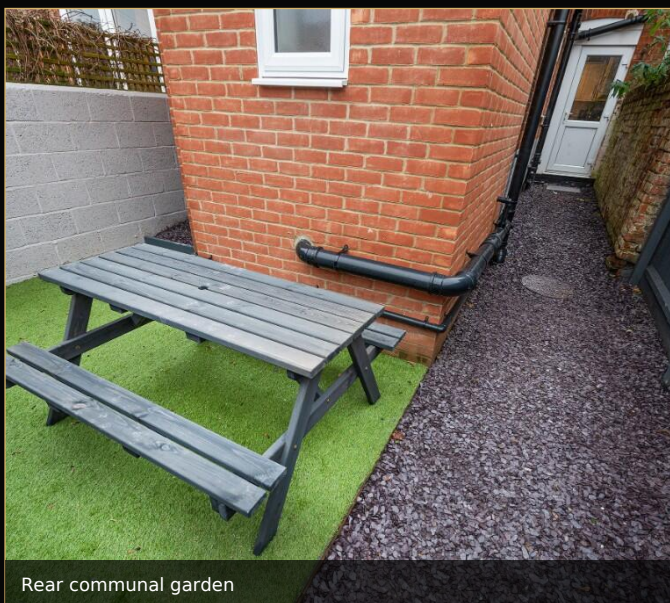
# Kitchen, garden and parking



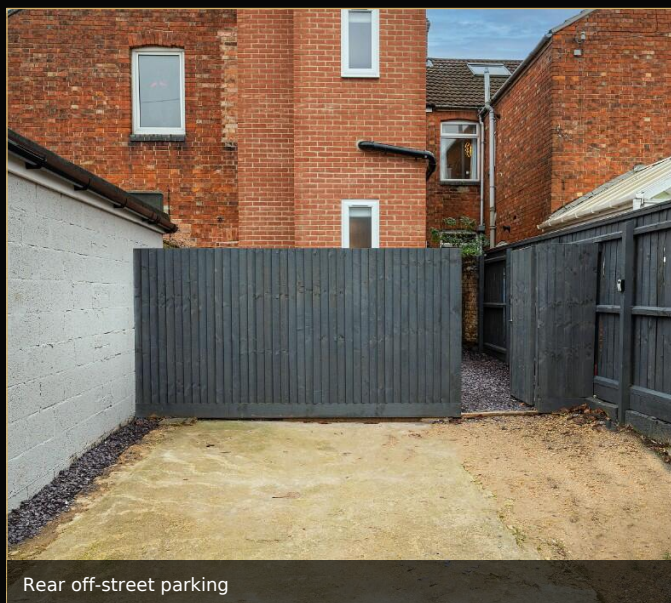
Main communal kitchen



Main kitchen / utility area



Rear communal garden



Rear off-street parking

## PARKING

Permit parking and off-street parking are identified in the particulars, including a rear off-street parking space.

## LOCATION

Lansdown Road is in Old Town, within walking distance of Swindon town centre and positioned in an area of strong demand from professional tenants.

## GARDEN

Communal back garden with a low-maintenance AstroTurf finish.

# Floorplan



TOTAL FLOOR AREA

1,416 sq ft / 132 sq m

BEDROOMS

6

BATHROOMS

6

PERMITTED OCCUPANCY

Up to 8 people

Floorplan reproduced from the marketing particulars. Measurements and layouts should be verified by the purchaser.

## PROPERTY PARTICULARS

# Full advert details

### MARKETING BASIS

Fixed Price - £595,000

### DATE ADDED

22 June 2026

### PROPERTY TYPE

House of Multiple Occupation

### BEDROOMS / BATHROOMS

6 / 6

### SIZE

1,416 sq ft / 132 sq m

### TENURE

Freehold

### COUNCIL TAX

Ask agent

### ACCESSIBILITY

Ask agent

### PARKING

Permit and off street

### GARDEN

Communal garden and back garden

### ENERGY PERFORMANCE CERTIFICATE

Available from the agent

### UTILITIES, RIGHTS AND RESTRICTIONS

Further details available from the agent

### PROPERTY REFERENCE

79LA

### KEY FEATURES

- Premium HMO with the highest standard of finish
- 11% yield - £65,400 rent per annum
- Six-bedroom HMO - fully let
- Fully furnished
- Professional tenants
- Old Town central location
- Sui Generis planning for up to eight people
- All en-suite; two rooms have private kitchens
- HMO licence in place
- Hands-off investment

### MARKETING AGENT

#### Brett Property, Swindon

Unit 14 Ash, Stratton St. Margaret, Swindon, SN2 8UN  
Specialists in HMO investment properties in Swindon

### WEBSITE

[www.brettpropertygroup.co.uk](http://www.brettpropertygroup.co.uk)

### BUYER NOTICE

These particulars are a general guide and do not form part of an offer or contract. Buyers should verify the accuracy and completeness of all information, including planning, licensing, tenancy, income, measurements, EPC, utilities, rights and restrictions, and should obtain independent legal, financial and technical advice before committing to a purchase.

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