



HILLCREST, 4 FAIRFIELD TERRACE DOUGLAS, IM1 1BE

**£750,000
FREEHOLD**

Superb Investment Opportunity Offering a High Yield Return Fully Licensed Terraced HMO (House in Multiple Occupation) What is a HMO HMO is where three or more unrelated persons occupy a house, where they pay rent for their own bedroom and share a kitchen, lounge and/or a bathroom. No Lease or contract is required.

- 2 Communal Lounges • 2 Lovely Fully Fitted Communal kitchens • Laundry Room • 17 bedrooms (which are currently all rented) • Most Bedrooms have access to En-suite Shower/Bath facilities, there is also a Shower room with 2 cubicles • Current Rental Income per week is £1797 The property also benefits from a large self contained flat that could provide an additional Income or provide live in accommodation



Overview

Nestled in the heart of Douglas, 4 Fairfield Terrace presents a remarkable opportunity for those seeking a spacious and versatile property. This fully licensed terrace house boasts an impressive 17 bedrooms, making it an ideal choice for large families, or for those considering a bed and breakfast venture.

Upon entering, you will find two generously sized reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the property offers ample space for comfortable living, with each bedroom designed to provide a restful retreat. The 14 bathrooms ensure that convenience is at the forefront, catering to the needs of a bustling household or accommodating multiple guests with ease.

Additional Information

Rateable Value: £TBA

Rates Payable: £TBA

Inclusions : TBA

School District: HENRY BLOOM NOBLE / BHS

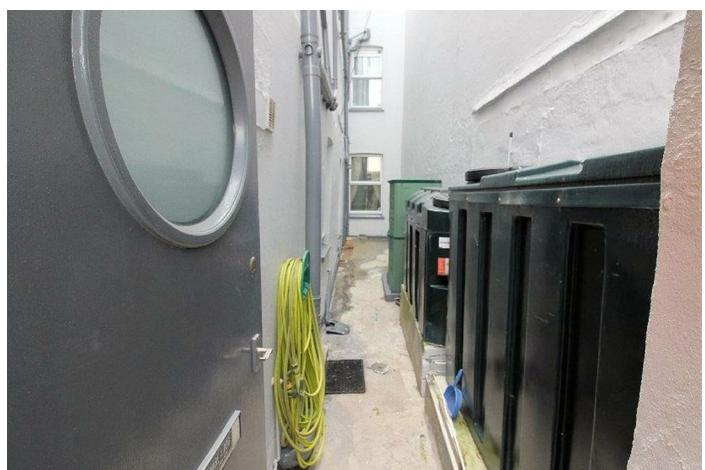
Directions

Travelling along Peel Road into Douglas keep left on to Belmont Terrace than continue through

the first set of lights and then turn left at the next set on to Upper Church Street, continue up the road and take the 2nd turning on the right onto Tynwald Street where the property can be found at the end of the street on the left hand side opposite Bedco.







BASMENT
244 sq ft (22.7 sq m) approx.

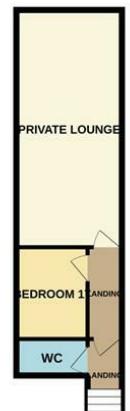
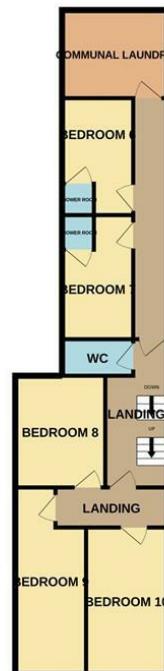
GROUND FLOOR
789 sq ft (73.3 sq m) approx.

1ST FLOOR
787 sq ft (73.1 sq m) approx.

2ND FLOOR
764 sq ft (71.0 sq m) approx.

3RD FLOOR
764 sq ft (71.0 sq m) approx.

3RD FLOOR MEZZANINE LEVEL
362 sq ft (33.6 sq m) approx.



TOTAL FLOOR AREA: 3710 sq.ft. (344.7 sq.m.) approx.

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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