



**55 Thom Street, Hopeman, IV30 5TB**  
**Offers in the region of £210,000**

Investment property situated in the popular coastal village of Hopeman which is being sold with a sitting tenant in the Annexe. Due to this situation, any prospective buyer will have to find out from their mortgage lender if they are eligible for a mortgage to cover this type of purchase or ideally a cash buyer prior to arranging a viewing.

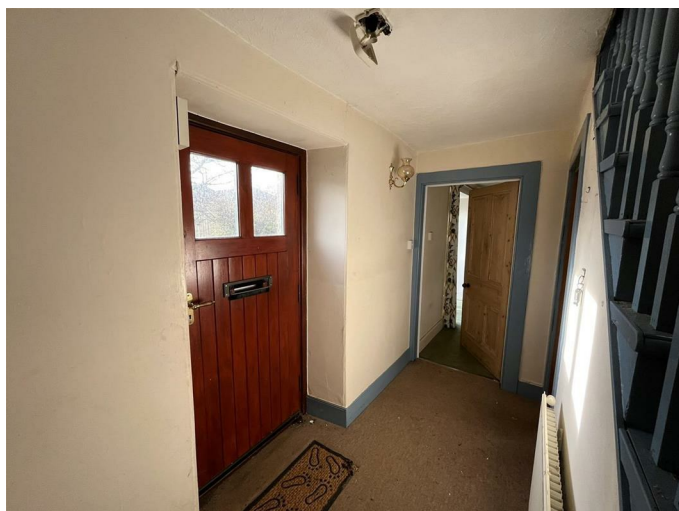
The main property's accommodation comprises entrance hallway, lounge, sitting room, dining kitchen, rear hallway, shower room, three double bedrooms (one with an en-suite shower room) bathroom and wc. The annexe with the sitting tenant comprises open plan lounge/dining/kitchen, bedroom and bathroom. The property which is in need of a good deal of upgrading and modernisation throughout further benefits from double glazing, oil central heating, solar panels and a substantial garden.

The current rental income for the Annexe is £500 per calendar month to include electric and heating costs.



## MAIN HOUSE

### ENTRANCE HALLWAY



Wooden and glazed door; fitted carpet; two wall light fittings.

### LOUNGE

14'4" x 13'2" (4.39m x 4.03m)



Window to front; solid wood floor; wall light fittings.

### SITTING ROOM

14'2" x 11'10" (4.34m x 3.61m)



Patio doors to front; recessed log-burning stove; fitted carpet; ceiling light fitting.

### DINING KITCHEN

14'10" x 11'3" (4.53m x 3.44m)



Double aspect to either side; range of base and wall units; built-in single electric oven, gas hob and hood; plumbing and space for washing machine; ceramic tile flooring; ceiling light fitting.

### REAR HALLWAY

Window to rear; ceramic tile flooring; ceiling light fitting.

### SHOWER ROOM

8'2" x 7'3" (2.50m x 2.22m)

Window to rear; sink; WC and shower cubicle with mains shower; chrome towel radiator; under stair cupboard; vinyl flooring; ceiling light fitting.

## STAIRCASE AND LANDING



Two windows to side; sky light to front; fitted carpet; ceiling light fitting.

## BEDROOM 1

15'1" x 14'11" (4.60m x 4.55m)



Window to front; range of fixed bedroom furniture; fitted carpet; inset ceiling spotlight.

## EN-SUITE SHOWER ROOM

7'9" x 5'4" (2.37m x 1.65m)



Velux window to rear; sink; WC and shower cubicle with mains shower; vinyl flooring; inset ceiling spotlight.

## BEDROOM 2

14'11" x 12'5" (4.55m x 3.81m)



Double aspect to front and side; double built-in wardrobe; vanity mounted sink; fitted carpet; ceiling light fitting.



**BEDROOM 3**

10'7" x 9'1" (3.23m x 2.79m)



Window to side; fitted carpet; ceiling light fitting.

**BATHROOM**

9'1" x 6'3" (2.77m x 1.92m)



Window to side; sink; bidet and bath with mains shower over; fitted carpet; inset ceiling spotlight (walk-in cupboard: wall mounted fuse box, ceiling light fitting)

**WC**

6'3" x 3'9" (1.93m x 1.16m)



Window to side; sink; WC; vinyl flooring; ceiling light fitting.

**ANNEXE**



The rental annexe comprises of open plan lounge/dining/kitchen area; bedroom and bathroom.



## GARAGE/WORKSHOP



Detached workshop with garage compartment. This building is of timber construction with a metal roof.

## OUTSIDE



The property is set in good size garden grounds which is mainly laid to lawn to the rear. The front garden has a good size area of gravel driveway providing off street parking.

## NOTES

Included in the asking price are all carpets and fitted floor coverings; all light fittings; all WC, bathroom, en-suite and shower room fittings and the built-in single electric oven, gas hob and hood in the kitchen.

NB: No guarantees can be given for any of the appliances being in working order.

Council Tax Band for the main property: D

Council Tax Band for the Annexe: A

## NOTES RELATING TO ANNEXE

There are no internal photographs of the Annexe and access to view will only be permitted if the prospective buyer has satisfied the seller's solicitor that they have funds in place to purchase the entire property.

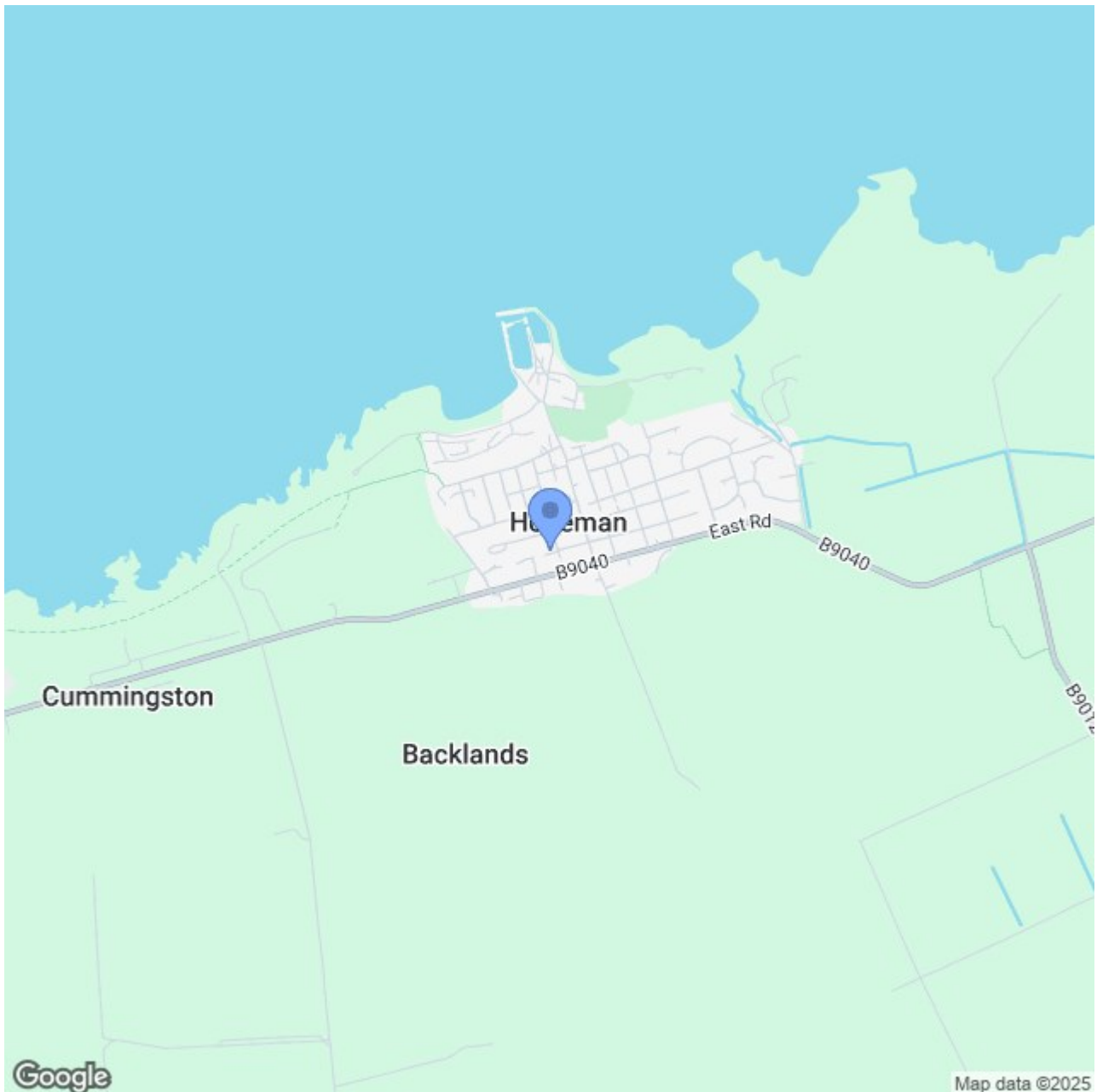
The rental agreement will only be passed to the prospective buyer's solicitor for examination prior to an offer being made.

## VIEWING STRICTLY BY APPOINTMENT

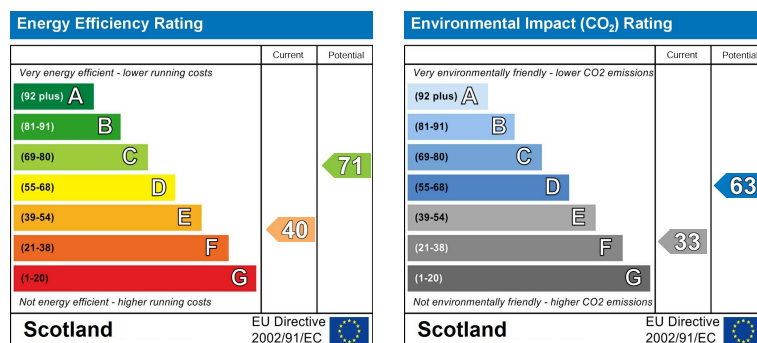




## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.