



39 Wilton Street | Millbridge | Plymouth | PL1 5LU

Guide £200,000-£230,000

An interesting property of mixed potential use.

This Victorian end terraced property was originally built as a shop and owners accommodation. Since the shop has ceased trading the property has been used as a house of multiple occupation, with a proven income stream.

The property is being sold offering plenty of potential options, either as an four / five bedroom HMO, splitting into separate flats (subject to consent) or as a family home. Situated within walking distance to Plymouth Train Station, University, City Centre and all local facilities. Also being located within close proximity to Victoria Park.

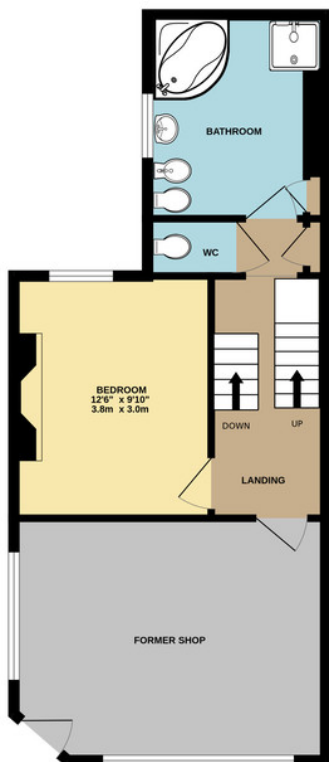
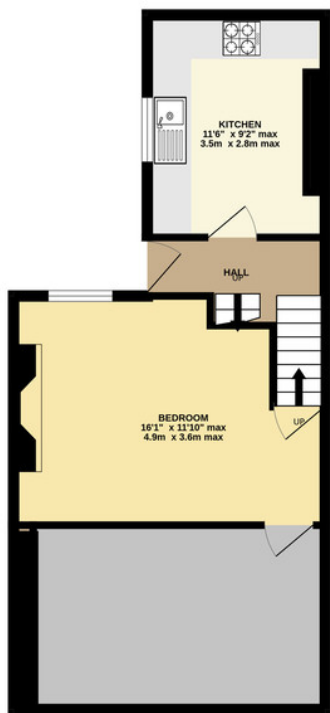
- Investment Property
- Currently Four Double Bedrooms
- Plenty Of Development Potential
- Gas Central Heating System
- Overlooking Parkland
- Roof Terrace With Views
- Further Courtyard Garden



BASEMENT LEVEL
456 sq.ft. (42.3 sq.m.) approx.

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.1 sq.m.) approx.

Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements