



**23 Newport Street, Tiverton, Devon EX16 6NL**  
**Asking Price £160,000**

Currently an established HMO (house of multiple occupancy), this property provides four bedrooms, a fitted kitchen and basement storage rooms, earning a gross rental income of £24,000 per year.

### Description

Well established into a thriving HMO, this investment opportunity is offered to the market with no onward chain.

Situated over four floors, the property offers four bedrooms, a communal kitchen/breakfast room, a shower room and a separate bathroom. There are two basement rooms which have also been let as storage. All four bedrooms can accommodate double beds and its convenient position within the centre of Tiverton appeals to those working within the town, or travelling to Exeter or Taunton, with great transport links.

With a potential gross rental income of £24,000 per year, this property has a gross rental yield of 15%.

For any further information, please contact the agents.

### Services & Council Tax

Electricity connected with mains water and drainage. Council tax band C.

### Tiverton

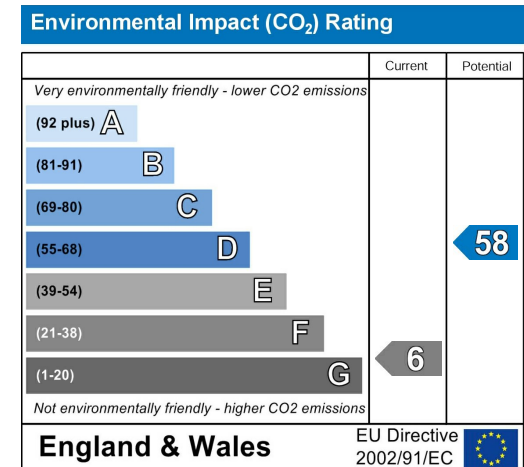
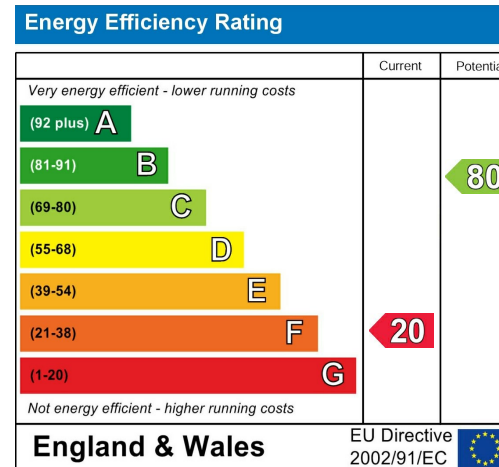
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

### Sales enquiries

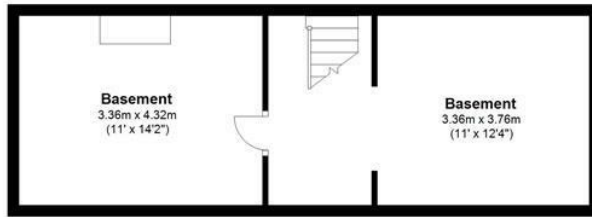
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

### Disclaimer

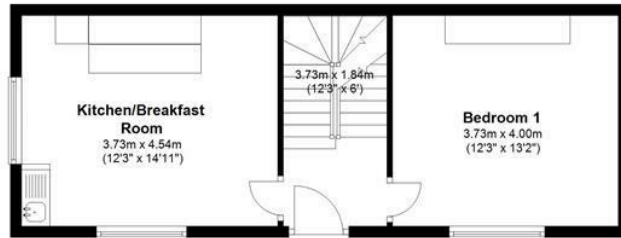
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



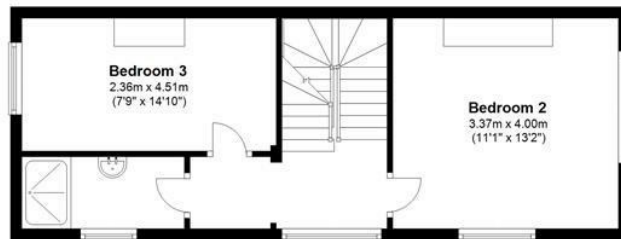
### Basement



### Ground Floor



### First Floor



### Second Floor

