



50 Barrington Street, Tiverton, Devon EX16 6QP  
£225,000

Comprising of 6 bedrooms over four floors, this established, licensed HMO is offered to the market earning a gross rental yield of 12.8%.

#### Description

Situated within the town centre, this established HMO offers 6 good size bedrooms all currently let.

On the ground floor, the front door opens into an entrance hallway. Bedroom 1 is on the left hand side, with a communal kitchen and a bathroom to the rear. The kitchen has a range of wall and base units, incorporating a cooker and plumbing for a washing machine, plus space for a table and chairs. To the rear, the bathroom offers a white suite with a bath and shower attachment, WC and hand basin. There is a small rear garden to the rear laid to stone chippings for low maintenance.

From the entrance hallway, stairs lead down to the basement which offers a large double bedroom with a useful store room.

The first floor, offers two double bedrooms and a newly fitted shower room with aqua-boarding for easy maintenance. A further two bedrooms occupy the second floor with a central WC and hand basin.

#### Services, Tenure & Council Tax

Mains gas, electricity, water and drainage. Council tax band B.  
Freehold tenure.

#### Tiverton

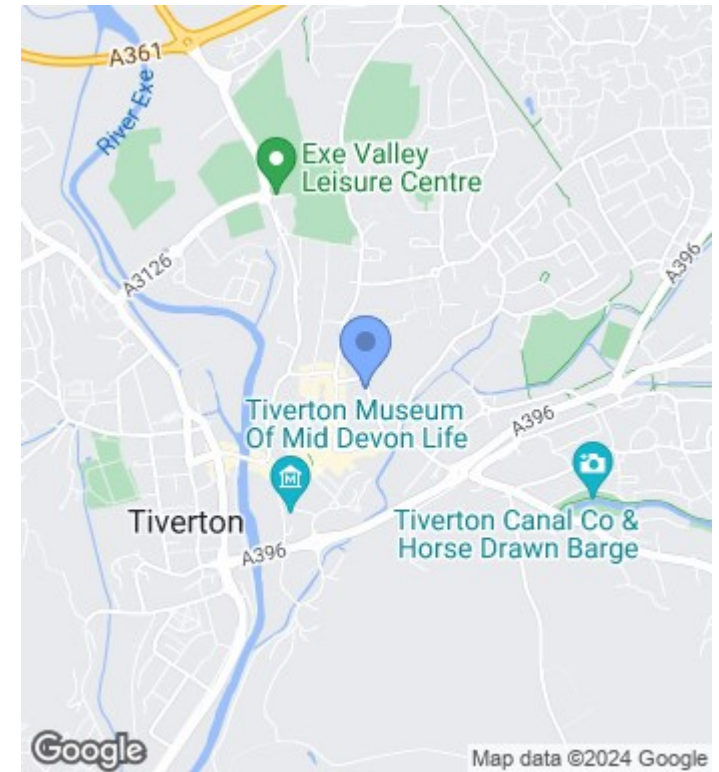
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

#### 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](mailto:sales@weldenedwards.co.uk).

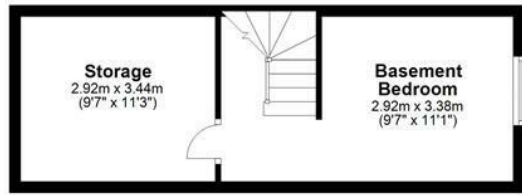
#### Disclaimer

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.

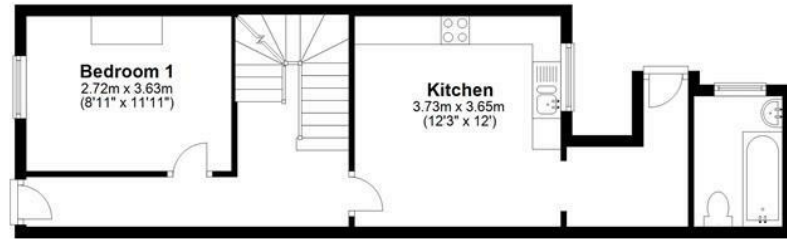


- Six bedrooms
- Licensed HMO
- Communal kitchen
- Accommodation over four floors
- Gas central heating
- Rear garden
- Town centre location
- Freehold Tenure
- Current monthly income of £2400
- EPC rating D

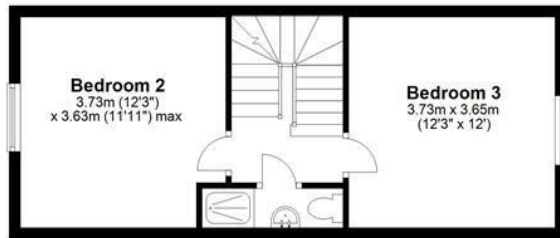
### Basement



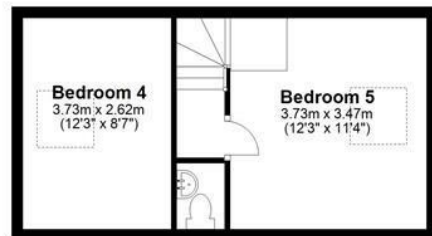
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 129.6 sq. metres (1395.3 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.



