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60 West Street



Town Centre 500 yards • Whitchurch Down 1.3 miles • Plymouth 15 miles • Exeter 40 miles • What3Words //ally.option.sunset • For detailed directions please contact the office.

**A substantial Georgian townhouse with a courtyard, garden and stone garage in the heart of Tavistock, currently a productive HMO but with potential for conversion back to residential use, STP.**

- Grade II Listed Georgian Townhouse
- Currently a Licensed, Fully Occupied HMO
- 3x 1-Room and 3x 2-Room Bedsits
- Courtyard, Garden and Garage/Workshop
- Current Gross Yield Approx. 11.3%
- Letting the Garage Could Increase Income
- Hugely Convenient, Central Location
- Scope to Convert to a Dwelling (STP)
- Freehold
- Council Tax Band: E

**Guide Price £300,000**

### **SITUATION**

This characterful building is situated in a convenient and accessible location in the very centre of Tavistock, within 500 yards of the town centre, high street, and other facilities and amenities. Some views of Dartmoor are available from the front of the building, and there is a private and sheltered garden area, in addition to a sizeable stone garage/workshop discreetly located at the rear.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth, some 15 miles to the south, offers extensive amenities. The cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.

### **DESCRIPTION**

This substantial, Grade II-listed townhouse occupies a prominent and convenient position in the very heart of Tavistock. The property is currently set up as a licensed HMO and comprised internally of six bedsit apartments including three 1-room and three 2-room units, all with individual kitchen facilities, plus three shared shower/bathrooms and communal laundry facilities.

The units are all let on Assured Shorthold Tenancies (ASTs) and long-term occupancy has been very healthy, with a low turnover of tenants. At present, the property offers an incoming owner a turnkey investment opportunity generating around 11.3% gross yield per annum, with the scope to increase this further through the letting of a vacant garage/workshop to the rear of the building. Conversion of this building for other purposes may also be a possibility, subject to any necessary consents or approvals.

Details of the rents and accounts can be made available to serious parties following an internal viewing of the property.

Alternatively, the property could be converted for use as a single, private dwelling, or even adapted to provide on-site owner's accommodation whilst retaining the majority of the bedsits for letting (again, subject to any consents or approvals).

### **OUTSIDE**

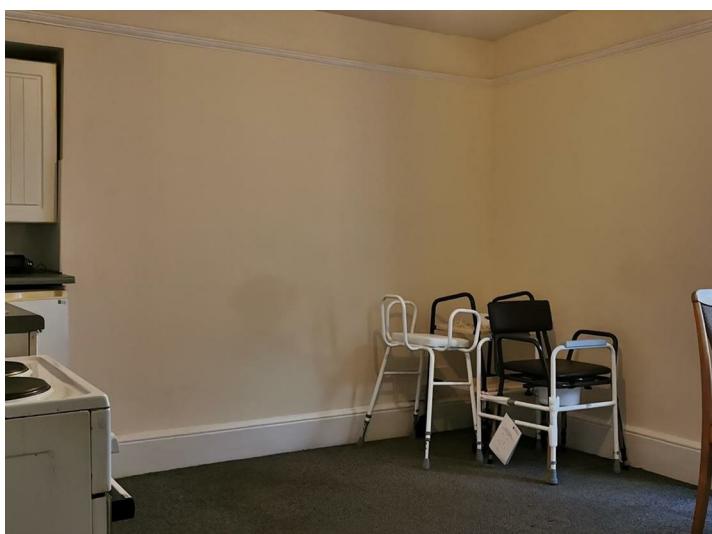
To the rear of the property is a walled courtyard containing a useful, general-purpose outbuilding. This area is currently used by the tenants as refuse storage. Steps then rise to an elevated, wall-enclosed garden, at the far end of which is a sizeable, stone and block-built garage/workshop with power and light connected. The garage has historically been let for £200 per month, although is vacant at present, and could therefore add to the net income of the property overall.

### **SERVICES**

Mains water (un-metered), electricity (individually metered) and drainage are connected. The flats each have electric convector or night storage heaters. Electricity cards are used for the showers and washing machines. Ultrafast broadband is available. Mobile voice/data services are available through all four major providers (Source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services.

### **LICENSING DETAILS**

The property's existing licence runs until 28th February 2025 (?). To renew the licence (valid for 5 years), an incoming owner will need to apply to West Devon Borough Council using [licensing@swdevon.gov.uk](mailto:licensing@swdevon.gov.uk). The current fee to renew is £446.40. An additional fee of £144 is payable for a "Fit and Proper" person application. For further details please visit <https://www.westdevon.gov.uk/housing/houses-multiple-occupation-hmo>.





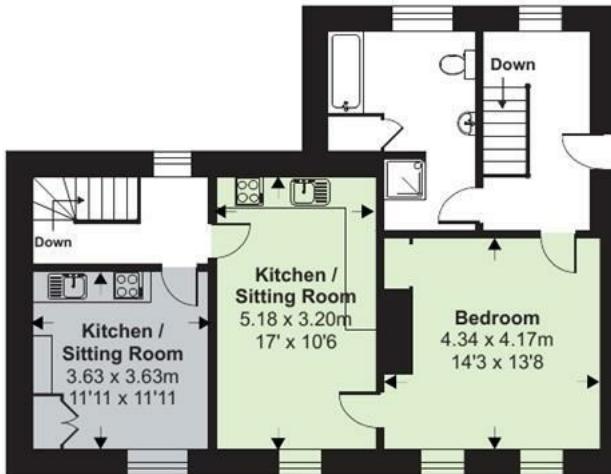
First Floor

Approximate Area = 2644 sq ft / 245.6 sq m

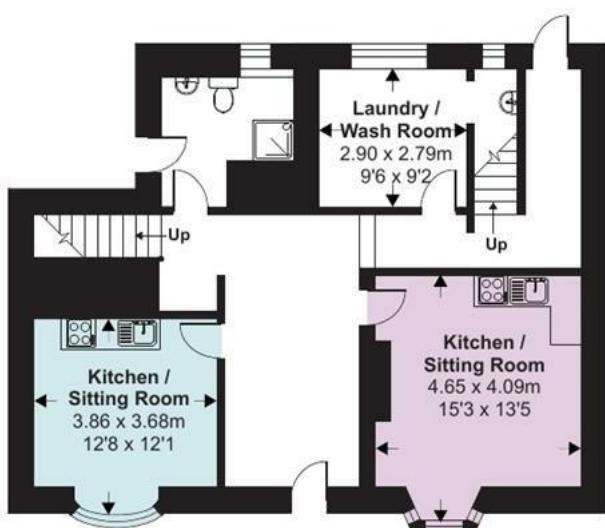
Outbuildings = 487 sq ft / 45.2 sq m

Total = 3131 sq ft / 290.8 sq m

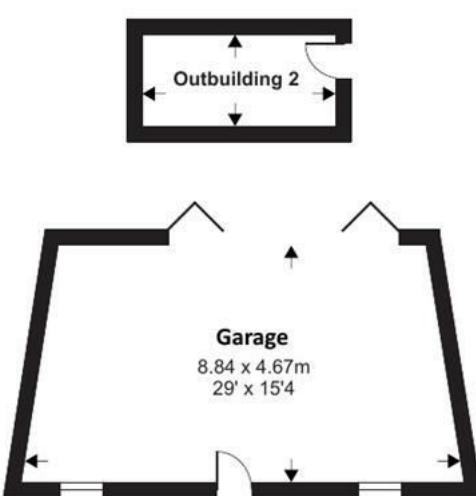
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Second Floor



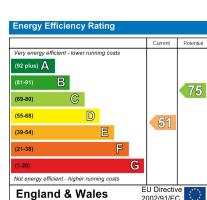
Ground Floor



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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