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2 Bedroom Cottage, Flat, Shop & Store

Guide Price

£365,000

123 Boutport Street, Barnstaple, EX31 1TD

- Investment Opportunity!
- Grade II Listed Building
- Communal Courtyard
- Plenty of Storage
- Convenient Location
- Approx £20,000 Potential Income pa
- HMO potential of c.£37,500 pa

Directions

From Barnstaple Bus Station, travel West on the A3125 before taking the first turning off the roundabout onto Alexandra Road. Follow the road, through the traffic lights and again take the first turning off the next roundabout onto Vicarage Street. Continue through the priority passing, taking a right onto Boutport Street. No 123 is located on your left, past Green Lane Shopping Centre rear entrance.

**Looking to sell? Let us
value your property
for free!**

**Call 01271 327878
or email barnstaple@phillipsland.com**

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Room list:

- Flat**
- Hallway**
- Kitchen**
2.10m x 2.22m (6'10" x 7'3")
- Living Room**
4.33m x 4.08m (14'2" x 13'4")
- Bedroom 1**
2.63m x 5.24m (8'7" x 17'2")
- Bedroom 2**
2.66m x 4.18m (8'8" x 13'8")
- WC**
0.93m x 2.29m (3'0" x 7'6")
- Bathroom**
2.12m x 2.24m (6'11" x 7'4")
- Shop**
- Maisonette - The Cottage**
- Living Room**
5.58m x 5.12m (18'3" x 16'9")
- Kitchen Diner**
3.02m x 5.46m (9'10" x 17'10")
- Bedroom 1**
5.63m x 2.64m (18'5" x 8'7")
- Bedroom 2**
3.14m x 3.22m (10'3" x 10'6")
- Bathroom**
3.60m x 1.72m (11'9" x 5'7")
- WC**
1.54m x 1.00m (5'0" x 3'3")

The cottage offers a large living room with a characterful fireplace, off from the living room is the kitchen diner, with adequate kitchen worktop, sink and drainer. Storage is available underneath the stairs.

Upstairs you have two good sized double bedrooms, with plenty of space for additional bedroom furniture. The family bathroom has a bath with overhead shower, sink and makes use of a large storage cupboard. A separate WC is located next door.

The Cottage - Electric Heating, Mains Water & Drainage.

Shop - Currently Tenanted to a local taxi firm. Approximately - 74m2



An excellent investment opportunity for those looking for 3 letting properties.

The 2 bedroom flat is projected to achieve in the region of £625pcm which the lettings agents have several interested tenants.

The 2 bedroom cottage at the property is currently rented to a longstanding and loyal tenant at a reduced market rate of £565pcm. This property would be projected at £650pcm

The shop is currently rented to a longstanding taxi firm who rent the shop and rear storage space to the left side as you look at the front elevation for £333 pcm.

The annual income projected for the building is in the region of £20,000 per annum. With some redevelopment there is excellent HMO potential of c.£37,500 per annum.

This first floor flat offers comfortable living in a convenient location. It features two large double bedrooms, each with ample space and storage. The living room is spacious with large windows that let in plenty of natural light. Additional storage helps keep the area tidy and functional.

The kitchen provides sufficient workspace and overlooks the rear courtyard. The bathroom includes a modern electric water tank, a full-sized bath, and a sink. A separate WC is located by the flat's entrance for added convenience.

There is a useful storage barn which could be let with the cottage, flat or ideal for HMO letting ability. There is also a rear access to the land which would be useful for a fire exit, ideal for the HMO potential.

Flat - Electric Central Heating, Mains Water & Mains Drainage.

Services

Mains Water, Drainage, Electric

Council Tax band

Cottage: A

Flat: A

EPC Rating

Flat: E Cottage: D

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

