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## 4 Bed Character Property

123a Boutport Street, Barnstaple, EX31 1TD

**£225,000**

- Investment Opportunity!
- Grade II Listed Building
- Communal Courtyard
- Plenty of Storage
- 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.

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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")

## Overview

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

Type your text here

## Council Tax band

## EPC Rating

## Tenure

Freehold

## Viewings

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

