



**Wellbrook Street, Tiverton EX16 5JW**

**welcome to**

## **Wellbrook Street, Tiverton**

A great opportunity to purchase a profitable HMO. Four bedrooms all let on short hold tenancy. One Bathroom, one cloakroom, communal kitchen/dining space & communal outside space. Return of £27,031 per annum equating to 12.9% net return. NO ONWARD CHAIN

### **Description**

A great investment opportunity to purchase a House of Multiple Occupation (HMO). With a net return of 12.9% per annum. This Mid Terrace town house situated in a popular location close to the town's amenities. The property comprises of four bedrooms, one bathroom and one cloakroom. Communal Kitchen and lounge area and shared garden space to the rear. On entering the property is a hallway with doors to the ground floor rooms. There is one double bedroom on the ground floor. The kitchen is a communal area and is equipped with a range of wall and base units. Completing the ground floor is a reception room and cloakroom. On the first floor are two bedrooms, one of which is a double. There is a family bathroom which is shared. On the second floor is a further double bedroom which is generously sized with eaves storage. Externally this property enjoys a communal garden. The current owner has used this property as a HMO (house in multiple occupation) which has brought in an impressive yield of over 12.9%. All rooms are currently let on assured short hold tenancy. For more information, please contact Fox & Sons today.

**NO ONWARD CHAIN.**

### **Entrance Hall**

#### **Cloakroom**

Wash hand basin, WC.

#### **Lounge**

13' x 12' 11" Max ( 3.96m x 3.94m Max )

Double glazed window to rear. Stairs to first floor, under stairs cupboard.

#### **Kitchen**

10' 9" x 6' 9" ( 3.28m x 2.06m )

The kitchen has a range of wall and base units with work surfaces over, stainless steel one and a half bowl sink and drainer, tiled splash back, electric oven and gas hob, space for a washing machine, radiator.





### **Landing**

Double glazed window to rear. Stairs from ground floor, stairs to second floor.

### **Bedroom One**

14' 7" Max x 10' 5" ( 4.45m Max x 3.17m )

Double glazed window to front. Feature fireplace, built in cupboard, radiator.

### **Bedroom Two**

14' 7" Max x 15' 1" Max ( 4.45m Max x 4.60m Max )

Double glazed window to front. Radiator. Please note there is restricted head height in this room.

### **Bedroom Three**

9' 1" Max x 7' 3" Max ( 2.77m Max x 2.21m Max )

Double glazed window to rear. Radiator.

### **Bathroom**

Wash hand basin, WC, bath with shower attachment, extractor fan, radiator.

### **Attic Room**

11' 6" x 8' 7" ( 3.51m x 2.62m )

Wall hung boiler. Please note there is restricted head height in this room.

### **Services**

Mains electric, gas, water, and drainage.

Council Tax Band A

### **Location**

Situated in the Westex area close to amenities, St Johns Primary School, Heathcoat Primary School, and Tiverton High School are all within walking distance. Westex recreation ground is also close by. Tiverton is a thriving market town with an excellent range of educational facilities and shops. Tiverton has good road links with easy access to Junction 27 off the M5 motorway and adjacent mainline station (Paddington in about two hours).

### **Office Hours**

Monday - Friday 9am - 6pm

Saturday - 9am - 4pm

Sundays - Closed



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## Wellbrook Street, Tiverton

- HMO turning over £27,000 per annum 12.9% net
- Mid Terrace House
- Four Bedrooms
- All rooms let on assured short hold tenancy
- SOLD WITH NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

guide price

**£210,000**



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)

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Property Ref:  
TVT105547 - 0003

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