

clever



55 Wilton Street

, Plymouth, PL1 5LX

Asking price £300,000

THIS PROPERTY HAS FULL PLANNING PERMISSION (24/00277/FUL) FOR CONVERSION OF GARAGE INTO AN ADDITIONAL EN-SUITE BEDROOM

Located on the charming Wilton Street in Plymouth, this terraced house built in 1901 offers a fantastic opportunity for those looking for a spacious property with great income potential. Boasting 6 bedrooms, Communal living room, spacious kitchen/dining room and 2 bathrooms across its 1,442 sq ft, this three-storey licensed HMO is a gem waiting to be discovered.

With 6 double letting rooms already in place, generating a substantial £36,000 in gross annual income, the property is a lucrative investment. The spacious communal kitchen/dining room provides a perfect setting for tenants to socialise and unwind. Additionally, the garage comes with planning permission to be converted into an extra en-suite letting room, adding even more value to this already impressive property.

Situated in a sought-after location within walking distance to Plymouth University and the Train Station, convenience is at your doorstep. Whether you're looking to expand your property portfolio or searching for a home with income potential, this property on Wilton Street is a rare find that ticks all the boxes. Don't miss out on this opportunity to own a piece of Plymouth's history with modern income-generating possibilities.

- Spacious, licensed 6 Letting Room HMO property
- Producing £36,000 gross income.
- Rental Yield of 12% Gross
- Spacious Communal Kitchen with Appliances
- Garage to rear with Planning Permission to convert into additional En-Suite Letting Room
- Sought After Central Location
- Walking Distance to University and Train Station
- Two Bathrooms
- EPC D

Viewing

Please contact our Clever Estate Agents Office on 01752421911 if you wish to arrange a viewing appointment for this property or require further information.



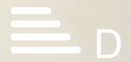
6



2



1



D

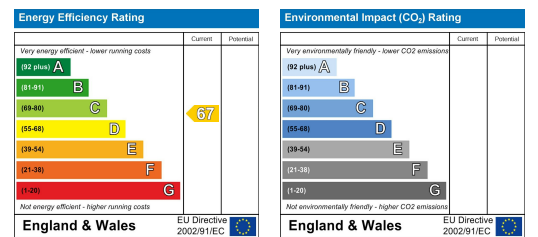
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.