

# clever



## 55 Wilton Street

, Plymouth, PL1 5LX

**Guide price £290,000**

\*\*\*GUIDE PRICE £290,000 TO £310,000 - 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 2 double letting rooms already in place, generating a substantial £36,000 in gross annual income, this 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.



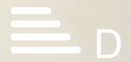
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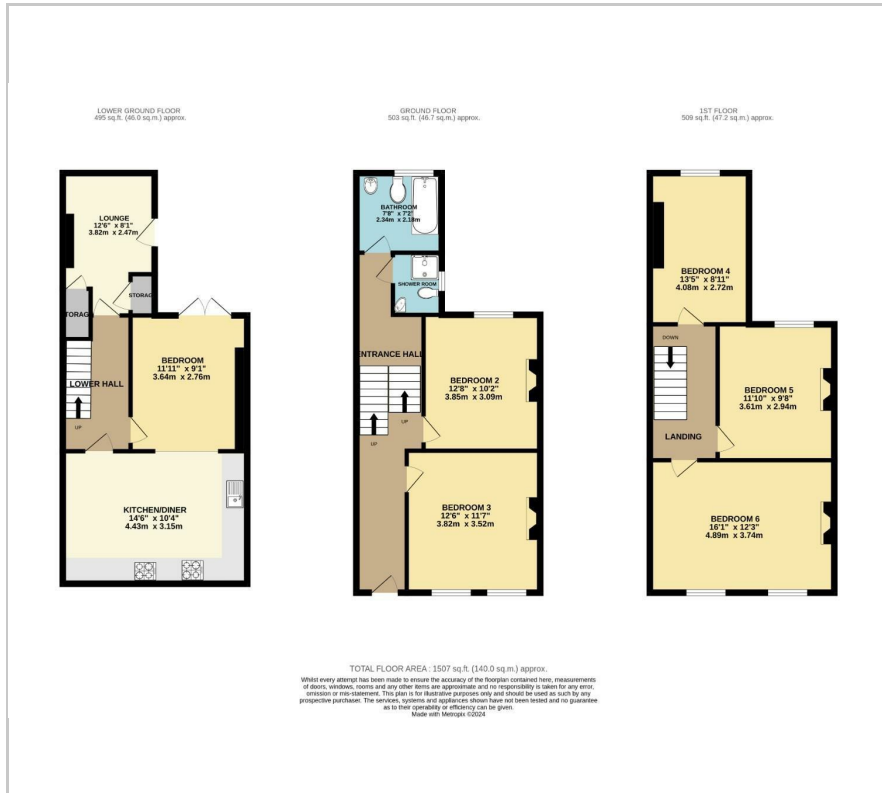


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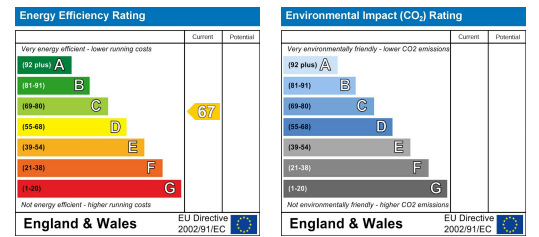
# Floor Plan



# Area Map



# Energy Efficiency Graph



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