



34 Wellbrook Street, Tiverton

Tiverton

In Excess of £220,000



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Tiverton

Fully let 4-bed HMO generating £26,460 pa.
Three floors, communal lounge, kitchen,
bathroom, cloakroom, shared garden. Close to
town centre and amenities.

Council Tax band: A

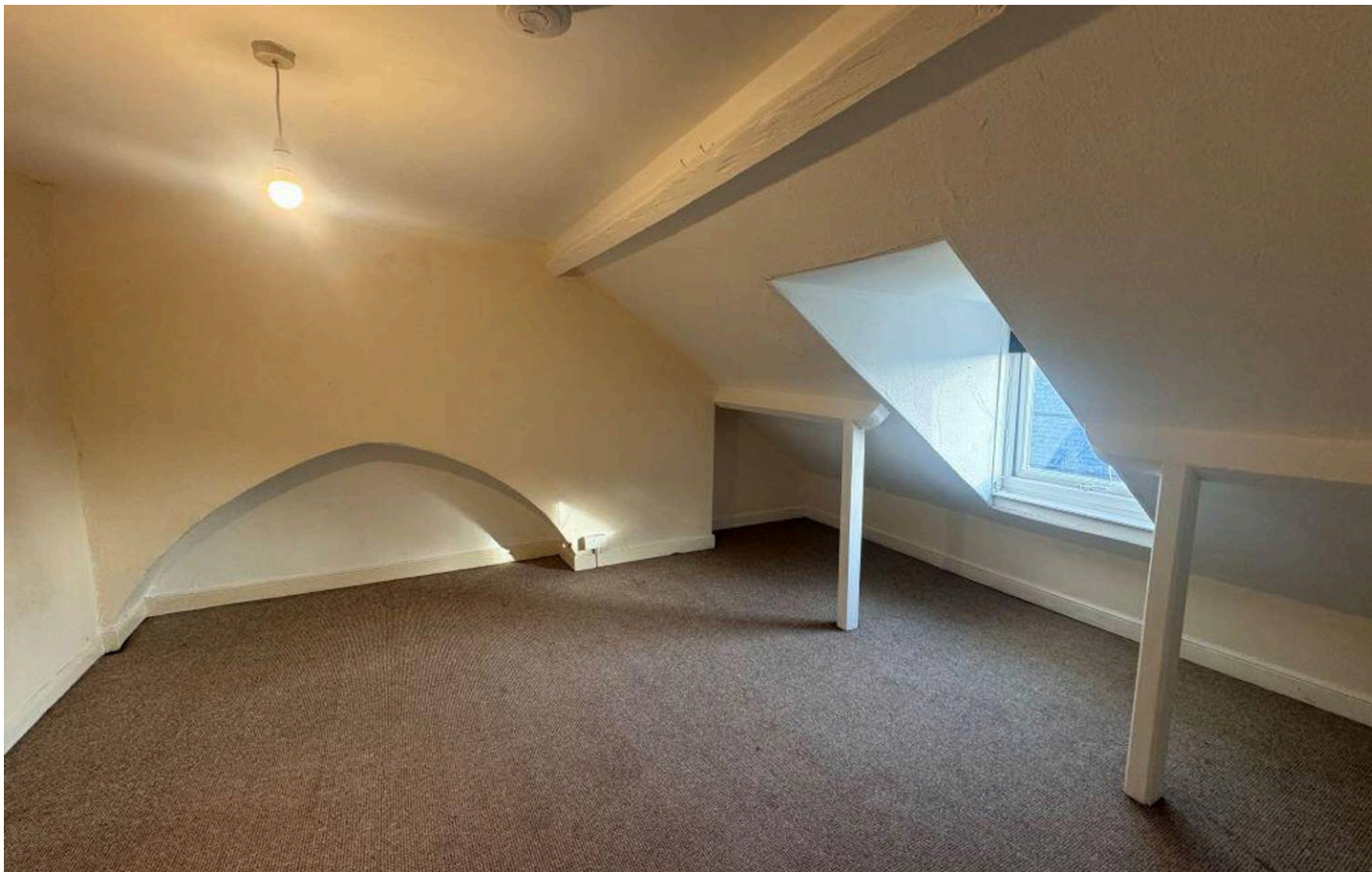
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Operational HMO
- Four well proportioned bedrooms
- Spacious and Welcoming Lounge
- Practical fitted Kitchen with adjoining utility
- Convenient ground floor W/C
- Situated in the popular market town of Tiverton
- Convenient access to local shops, cafes and amenities
- Excellent transport links via the A361 and M5 Motorway
- Close to local everyday services
- Attractive surrounding countryside and recreational spaces
- EPC rating of C
- Solar Panels





Living Room

14' 1" x 13' 6" (4.30m x 4.11m)

A welcoming lounge offering a comfortable space to relax and unwind, with plenty of room for furnishings and enjoying time with family and friends.

Kitchen

6' 9" x 10' 10" (2.06m x 3.30m)

A practical kitchen providing ample workspace and storage, with space for appliances and access to the adjoining utility area.

Bedrooms

The property offers four well-proportioned bedrooms, each providing comfortable and versatile accommodation suitable for a range of household needs. Rent Breakdown : £585 pcm : £585 pcm : £450 pcm : £585 pcm

Bathroom

9' 1" x 5' 9" (2.77m x 1.75m)

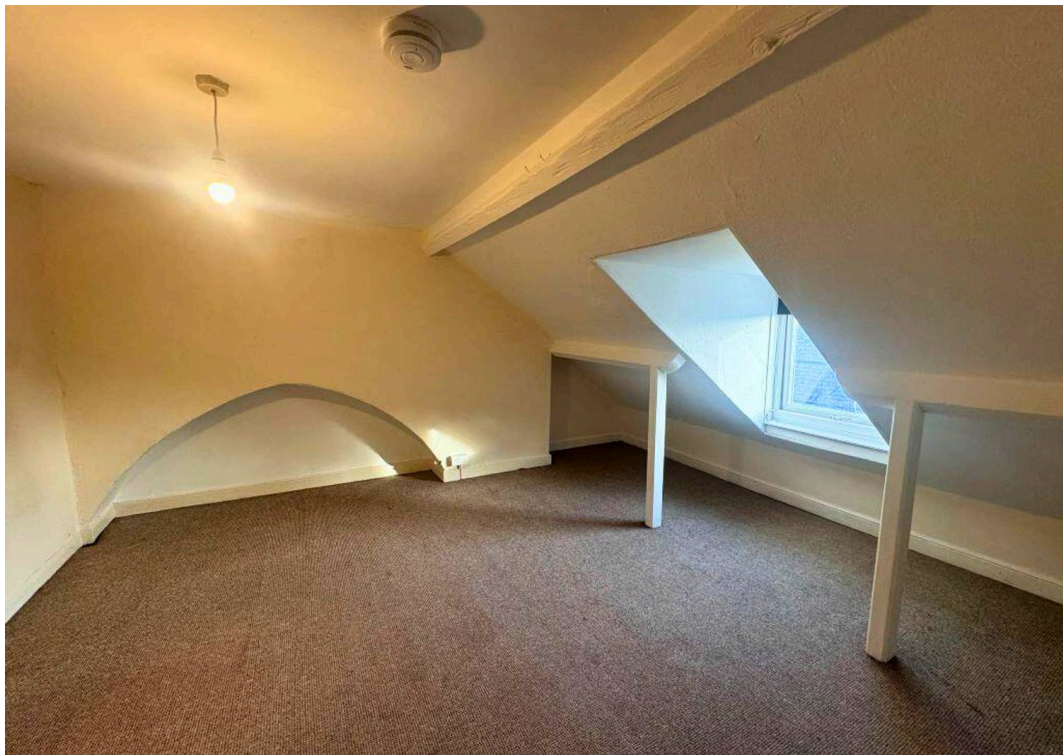
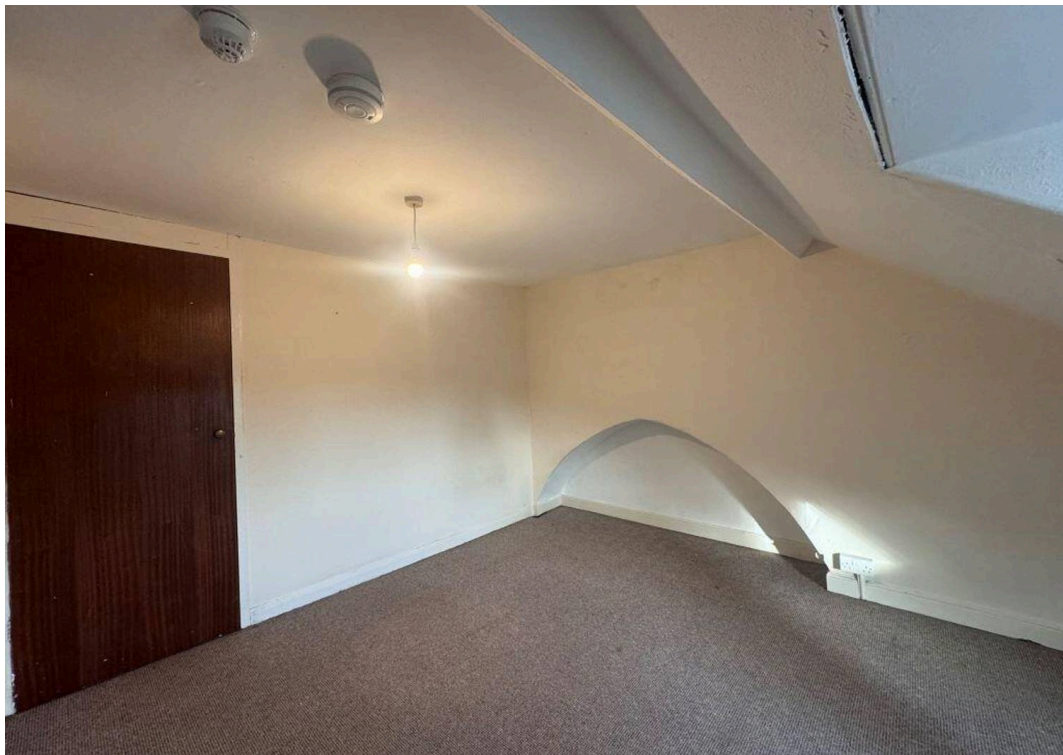
A well-appointed family bathroom featuring a modern suite with bath and shower facilities, WC and wash hand basin.





GARDEN

Communal Garden Area



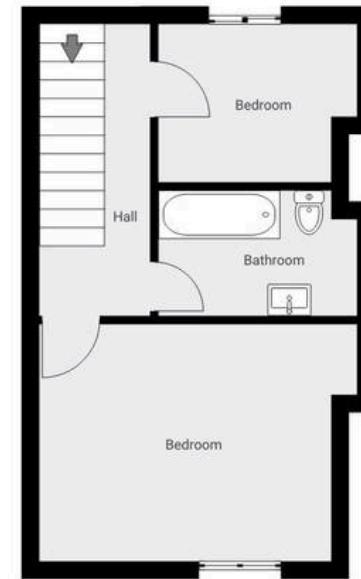
▼ Ground Floor

TOTAL AREA:42.44 m²-LIVING AREA:42.44 m²-ROOMS:7



▼ 1st Floor

TOTAL AREA:30.64 m²-LIVING AREA:30.64 m²-ROOMS:4



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