Coleman Estates
1998







16 Mill Bank, Wellington - TF1 1RZ

£550,000 Freehold

Grade II listed seven-bed HMO in Wellington. Four floors, potential for ten rooms. Projected income £70,000+ per year (12.7% yield). Near train station, large garden, no upward chain.

Council Tax band: D EPC Rating: TBC





IDEAL HMO INVESTMENT | £70,000+ POTENTIAL ANNUAL INCOME | 10.7% YIELD AT ASKING PRICE | NO CHAIN

An exceptional opportunity to acquire this grade II listed, seven-bedroom detached property, previously operated as a HMO and situated on convenient Mill Bank in Wellington, just a short walk from Wellington train station. With generous accommodation across four floors, this property combines period charm with modern practicality, offering excellent potential for rental income.

The current layout includes a welcoming entrance hall leading to a spacious lounge and cosy snug, providing versatile communal living space for tenants. A separate study offers an ideal home office or additional private space, while the kitchen and dining room, complemented by an adjoining garden room, create a bright and sociable hub. A utility room and ground floor bathroom complete this level.

The first floor comprises three double bedrooms, including a one bedroom with an en-suite shower room, alongside a family bathroom serving the remaining rooms. The upper floor provides four further bedrooms, offering flexibility for expansion or reconfiguration.

Investment potential: The existing seven-bedroom setup can be further converted to create up to ten bedrooms, with estimated rents of £500–£600 per room, generating a projected annual income in excess of £70,000. The basement cellar provides additional storage or conversion possibilities, subject to planning permission.

Externally, the property offers a large, low-maintenance rear garden with potential to add parking subject to necessary planning permissions and access, adding appeal for tenants seeking convenience and outdoor space.

Located close to Wellington town centre, schools, and excellent transport links, this property presents a rare no-chain investment opportunity with substantial rental yield potential.





Ground Floor

Hall

Lounge
18' 1" x 13' 6" (5.52m x 4.12m)

Snug
11' 4" x 14' 7" (3.46m x 4.44m)

Study
14' 2" x 13' 8" (4.33m x 4.17m)

Kitchen/Dining Room
12' 5" x 21' 7" (3.78m x 6.57m)

Garden Room
6' 11" x 15' 0" (2.11m x 4.56m)

Utility Room
6' 11" x 9' 7" (2.11m x 2.91m)

Bathroom
6' 11" x 11' 7" (2.11m x 3.52m)

Cellar
17' 8" x 12' 11" (5.38m x 3.93m)

First Floor

Landing

Bedroom
15' 2" x 13' 3" (4.63m x 4.05m)

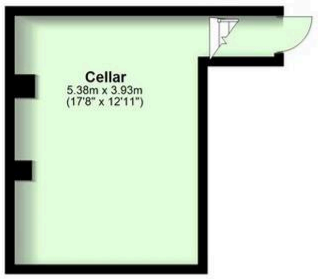
Ensuite
5' 10" x 8' 4" (1.79m x 2.53m)

Bedroom



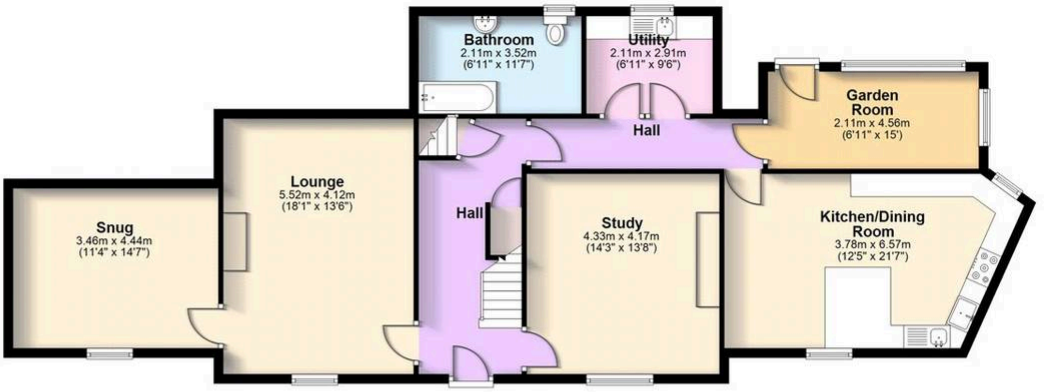
Basement

Approx. 21.9 sq. metres (235.9 sq. feet)



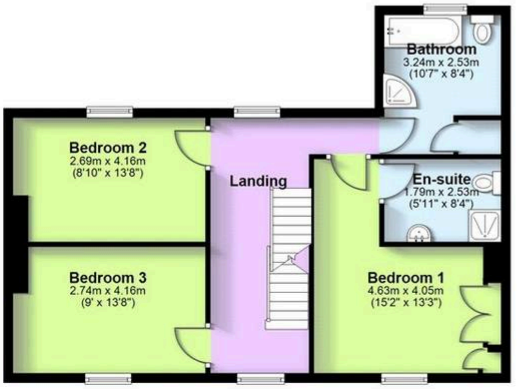
Ground Floor

Approx. 123.0 sq. metres (1323.8 sq. feet)



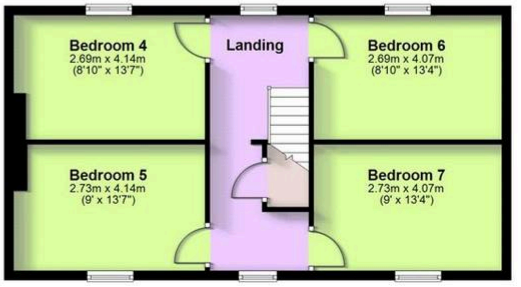
First Floor

Approx. 62.0 sq. metres (667.5 sq. feet)



Second Floor

Approx. 58.2 sq. metres (626.9 sq. feet)



Total area: approx. 265.2 sq. metres (2854.1 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.



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