



Description

Unique late Georgian four/five bedroom town house, along with a self contained two bedroom basement flat, being a licensed HMO with the potential income of circa £5,500pcm/£66,000pae. The main residence spans three floors with entrance hall, sitting room, kitchen/diner, second reception room/bedroom five on the ground floor, with four bedrooms, two en-suite and two bathrooms on the first and second floors. The lower ground floor forms the two bedroom flat, with lounge/kitchen/diner and bathroom. A separate stand-alone one bedroom self-contained flat is also included on the title, which is accessed from Regent Street and is currently let on a rolling assured shorthold tenancy generating an income of £600pcm/£7,200pae. The property has the benefit of front and rear courtyard style gardens and offers tremendous potential for an enviable family home with additional income streams, a residential lettings venture, or for multi-generation occupancy.



Situated

The property is positioned in a convenient location just a short walk to Plymouth city centre, the historic Barbican and vibrant Ebrington Street, being perfectly placed for local shops and cafes, public transport links and the university.

Lower Ground Floor 4A Gascoyne Place

Private access via the kitchen/ lounge/diner, two bedrooms and bathroom.

Ground Floor 4 Gascoyne Place

Entrance vestibule, hallway, sitting room, kitchen/diner, second reception room/bedroom five.

First Floor

Landing, bedroom one with en-suite, bedroom two, bathroom and WC.

Second Floor

Landing, bedroom three with en-suite, bedroom four and bathroom.

43 Regent Street

One bedroom self contained flat, open plan lounge/kitchen/diner, bathroom.

Outside

Front and rear courtyard style gardens.

Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

4 Gascoyne Place E.
4a Gascoyne Place D.
43 Regent Street D

Council Tax Bands

4 Gascoyne Place E.
4a Gascoyne Place A.
43 Regent Street B

Tenure

Freehold