



Description

Unique late Georgian four/five bedroom town house, along with a self-contained two bedroom basement flat, with the potential combined 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 standalone 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/HMO occupancy subject to any requisite consents.



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 & Council Tax Bands

4 Gascoyne Place EPC Rating E. Council Tax Band E

4a Gascoyne Place EPC Rating D.

Council Tax Band A

43 Regent Street EPC Rating D. Council Tax Band B

Tenure

Freehold