



57 Furzehill Road | Mutley | Plymouth | PL4 7LB

In Excess Of £190,000

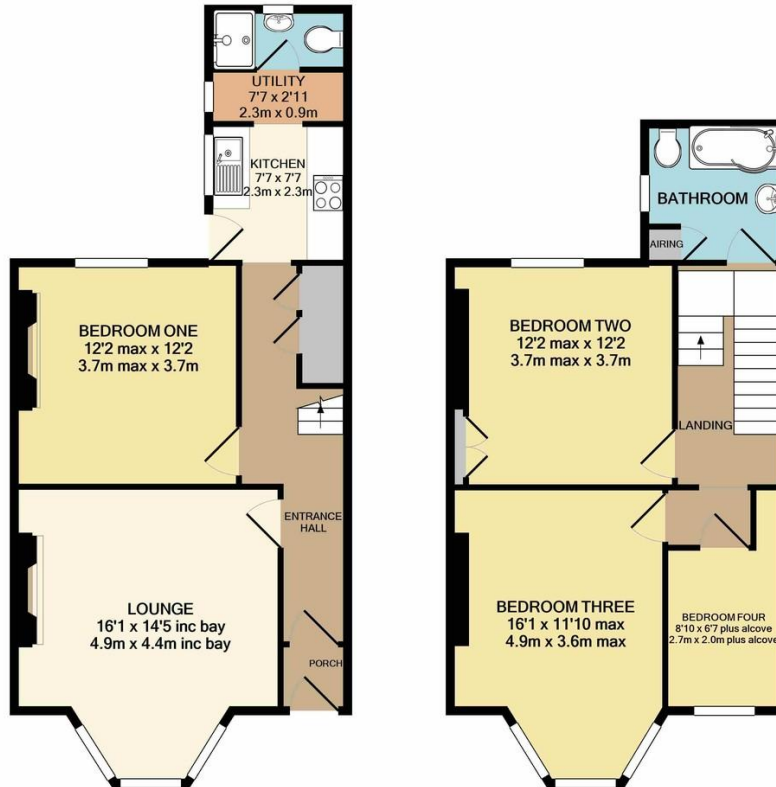
A mid terraced town house currently being used as an investment property.

Upon inspection you will find an entrance vestibule, entrance hall, lounge, bedroom, kitchen, utility and shower room on the ground floor. Whilst the first floor offers three further bedrooms and the bathroom.

Outside there is small garden the the front and an enclosed courtyard to the rear.

The property offers Upvc double glazing, gas central heating and is situated within a popular location with being close to local amenities. The potential income of £16,500 pa which equates to a yield of 8.6%

- Investment Property
- Four Bedrooms
- Gas Central Heating
- Upvc Double Glazed Windows
- Fitted Kitchen



GROUND FLOOR
APPROX. FLOOR
AREA 570 SQ.FT.
(53.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 513 SQ.FT.
(47.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1083 SQ.FT. (100.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements