



## 112 Alexandra Road | Mutley | Plymouth | PL4 7JU

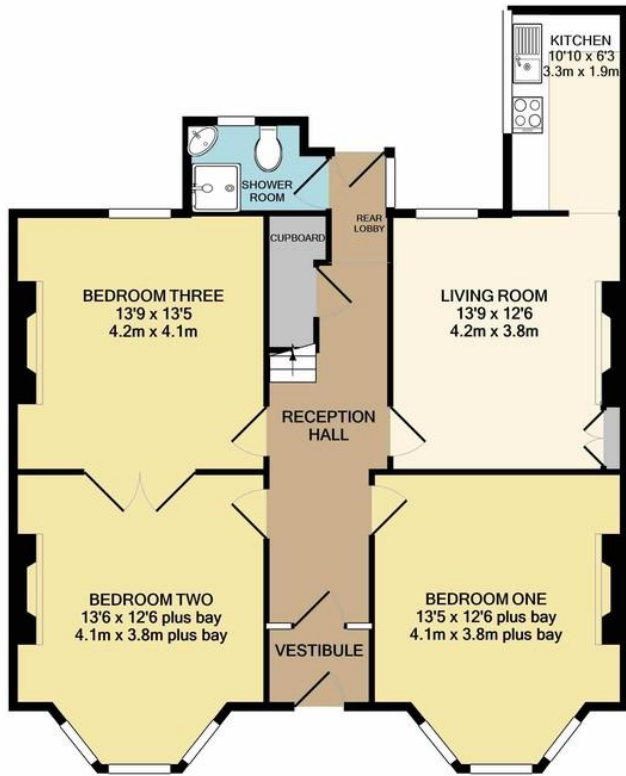
Guide £290,000-£300,000

A seven double bedroom investment property.

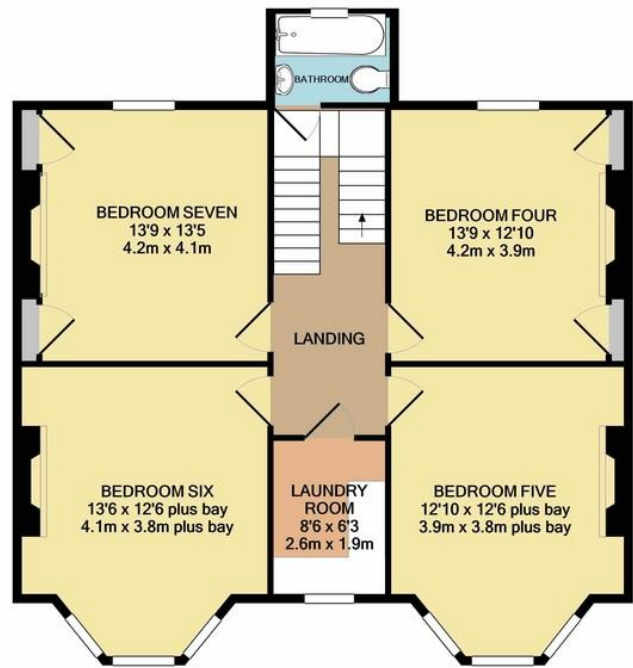
This large double fronted period town house is situated within a short walk of Mutley Plain and Plymouth University. Upon inspection you will find an entrance vestibule, reception hall, living room leading to the kitchen, three double bedrooms and the wet room on the ground floor. The first floor offers a spacious landing, four more double bedrooms, bathroom and utility room. Outside there is a courtyard garden, sun terrace, single garage and rear access gate.

The property also benefits from Upvc double glazed windows, gas central heating, being located close to local schools and having previously produced an income of £31,500 pa giving a gross yield of 10.9%.

- Investment Property
- Seven Double Bedrooms
- Gas Central Heating System
- Upvc Double Glazed Windows
- Close To Local Facilities
- Proven Rental Income
- Garage / Store



GROUND FLOOR  
APPROX. FLOOR  
AREA 1014 SQ.FT.  
(94.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 933 SQ.FT.  
(86.7 SQ.M.)

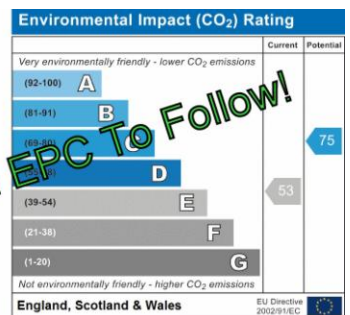
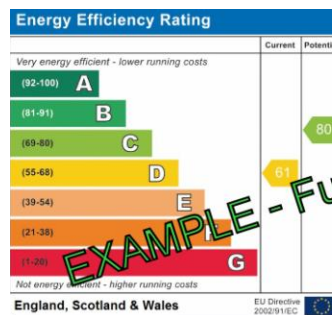
TOTAL APPROX. FLOOR AREA 1947 SQ.FT. (180.9 SQ.M.)

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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## Contact Details

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**EXAMPLE - Full EPC To Follow!**

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