



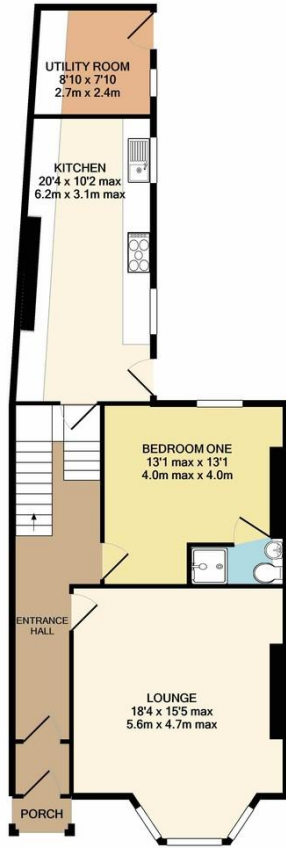
Devonia House | North Hill | Plymouth | PL4 8JT

Guide £425,000-£450,000

An outstanding example of a House Of Multiple Occupancy.

This fine period property is presented to a high standard and situated within an ideal location being within a short walk of Plymouth University, Mutley Plain, Plymouth City Centre and the Train Station. Upon inspection you will find an entrance portico, vestibule and entrance hall. The ground floor offers, a lounge, double bedroom with en-suite shower room, kitchen and utility room. The first floor offers four double bedrooms and two shower rooms, whilst the second floor offers another three double bedrooms and a further shower room. Outside is an enclosed courtyard and off road parking for three cars. The property is currently generating an income of £39,000 which equates to a yield of 9.2%, with potential to increase to £44,538 which equates to 10.5%

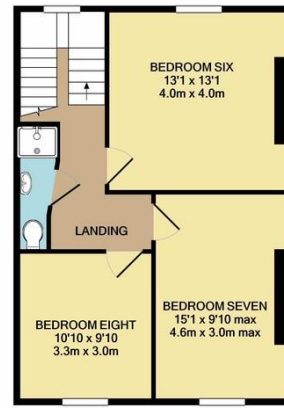
- Investment Property
- Eight Double Bedrooms
- Four Shower Rooms
- Period Features
- Gas Central Heating
- Short Walk To University
- Walking Distance To City
- Proven Investment Property



GROUND FLOOR
APPROX. FLOOR
AREA 834 SQ.FT.
(77.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 767 SQ.FT.
(71.3 SQ.M.)



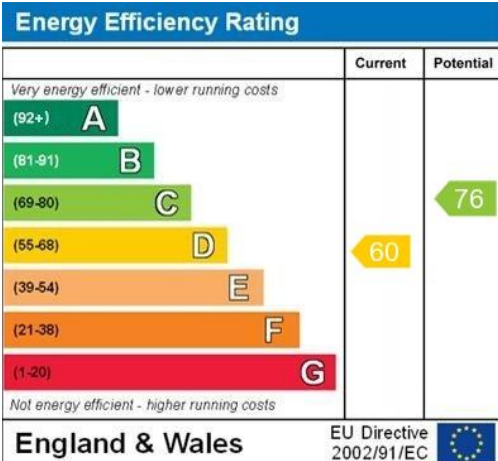
2ND FLOOR
APPROX. FLOOR
AREA 547 SQ.FT.
(50.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2148 SQ.FT. (199.5 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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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