



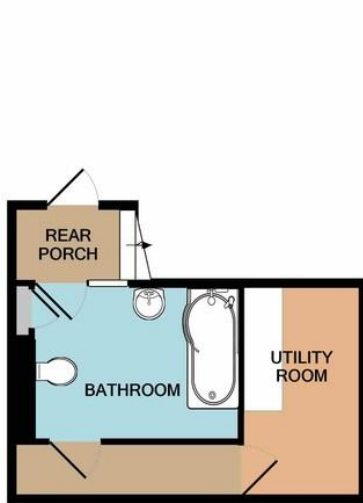
84 Beaumont Road | St. Judes | Plymouth | PL4 9EA

Guide £220,000-£230,000

A nice example of a Victorian mid terraced property.

This three bedroom town house, is currently being used as a four double bedroom student house of multiple occupancy. However, could very easily be returned to a family home. Upon inspection you will find an entrance vestibule, entrance hall, lounge, dining room (currently bedroom one) and kitchen breakfast room on the ground floor, the lower ground floor offers the bathroom and utility room. The first floor offers three double bedrooms, a spacious landing and shower room. Outside is a courtyard garden with rear access and southerly aspect. Currently the property produces an income of £19,100 with potential to increase to £24,804 which would equate to 12.6% yield.

- Period Town House
- Four Bedrooms
- Gas Central Heating System
- Upvc Double Glazed Windows
- Close To Local Facilities
- Two Bathrooms
- Courtyard Garden



BASEMENT LEVEL
APPROX. FLOOR
AREA 219 SQ.FT.
(20.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 609 SQ.FT.
(56.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1412 SQ.FT. (131.2 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		
(69-80)	C		82
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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