



## 89 Salisbury Road | St Judes | Plymouth | PL4 8TB

In Region Of £230,000

A mid terraced town house within St Judes.

This period property has been split into two self contained flats comprising: The ground floor offers two double bedrooms, living room, kitchen and shower room. Whilst the first floor offers a large living room, kitchen, two large double bedrooms (the rear having as small balcony) and shower room. However the property could also be returned to a large family home.

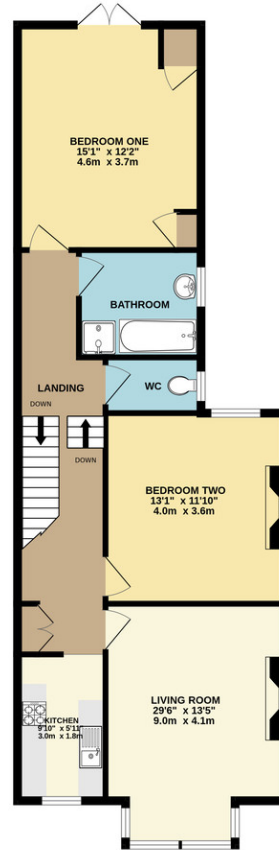
There is an enclosed shared rear courtyard and the property is located within easy reach of the City Centre, local facilities and schools. With a proven rental income which could be increased to £19,200 per annum giving a yield of 8.3%.

- Period Town House
- Two Self Contained Flats
- Both Two Double Bedrooms
- Proven Rental Income
- Popular Family Area
- Close To Facilities
- Walking Distance To City
- Close To Local Parks



GROUND FLOOR  
797 sq.ft. (74.0 sq.m.) approx.

1ST FLOOR  
801 sq.ft. (74.5 sq.m.) approx.



## Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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