



Cross Keys Estates

Opening doors to your future



44 Chapel Street
Plymouth, PL1 4DU
Guide Price £270,000 -£280,000 Freehold



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Cross Keys Estates are pleased to bring to the market this impressive four storey Georgian townhouse to the market. Located within walking distance to Plymouth City Centre, this property is set up and run as a licenced HMO (House of Multi Occupancy), this property has accommodation comprising ground floor living room, kitchen/diner and WC with two generous sized double bedrooms and a modern shower room on the remaining three floor bring the rental room numbers up to 6. There is an enclosed rear courtyard garden and the property is double glazed and centrally heated. The gross rental yield in in excess of 12% making this a great income for any landlords. This property is presented to a very good standard throughout and the current landlord has maintained it to an excellent condition. An early internal viewing is highly recommended to fully appreciate what a good money spinner this property is.

- Amazing Rental Investment Property
- Six Large Double Rental Rooms
- Communal Fitted Kitchen, Gch
- Ideally Located Close To City
- Gross Yield Over 12%
- Huge Four Storey Townhouse
- Communal Living Room, uPVC Dg
- Three Good Size Shower Rooms
- Very Clean & Tidy Throughout
- Early Viewing Advised, EPC = D63



Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well-known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away) and Plymouth airport (5 miles from the city centre). This house Occupying an ideal central location between Central Park, Mutley Plain, City Centre and University, less than half a mile distant.

Devonport

This property is situated on Chapel Street located within the residential district of Devonport. Devonport is a short distance away from Plymouth City Centre, formerly named Plymouth Dock or just Dock, is a district of Plymouth sandwiched between, Devonport Park to the East, and the River Tamar to the West. It was, at one time, the more important settlement. It became a county borough in 1889. Devonport was originally one of the "Three Towns" (along with Plymouth and East Stonehouse); these merged in 1914 to form what would become in 1928 the City of Plymouth. It is represented in the Parliament of the United Kingdom as part of the Plymouth Sutton and Devonport constituency.

Entrance Hallway

Sitting Room

11'3" x 11'7" (3.44m x 3.54m)

Kitchen/Diner

11'6" x 12'6" (3.50m x 3.80m)

WC

Landing

Room 1

Room 2

Shower Room

Landing

Room 3

Room 4

Shower Room

Landing

Room 5

Room 6

Shower Room

Lettings Department

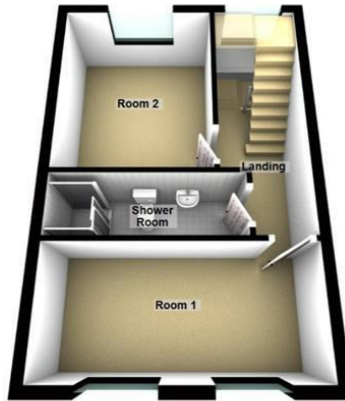
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call Jo Rees, Lettings Manager on 01752 500018

Financial Advice

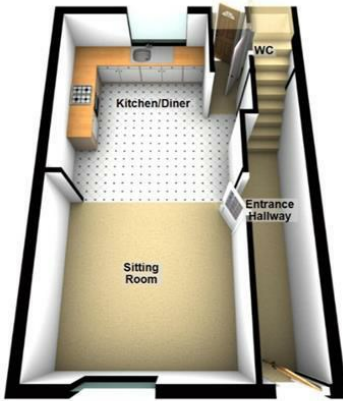
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk



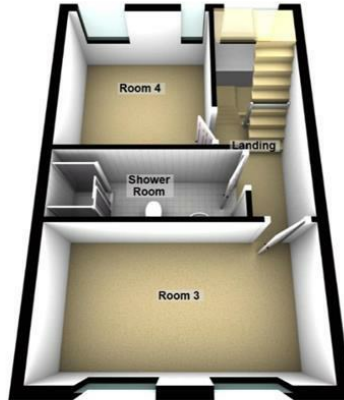
First Floor



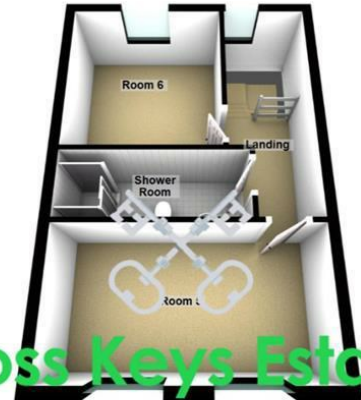
Ground Floor



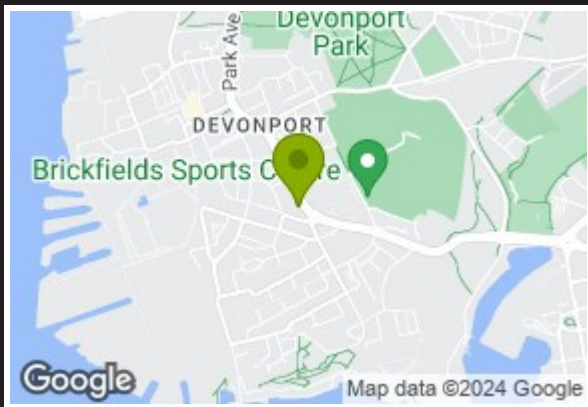
Second Floor



Third Floor



Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 84 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		<div style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">63</div>	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			<div style="text-align: center;"> 84 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band B



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