



25 Elm Road, Mannamead, Plymouth, PL4 7AY





## Offers Over £300,000

Lang Town and Country are pleased to offer this substantial seven-bedroom, HMO currently let and producing a substantial income.

This spacious three storey property is in a popular area close to all local amenities, including local shops, Mutley Plain shopping area and Plymouth City Centre is approximately two miles away. The property is presently let with an income of circa £32,000 including bills.

The property comprises an entrance hallway with stairs to the upper floors. The ground floor accommodation comprises a communal Lounge which has a bay window to the front and a feature fireplace, bedroom one, a fully fitted kitchen diner and utility room with a separate shower room. The Kitchen is fully fitted with a range of base units with laminate worksurfaces and matching wall cupboards, a range cooker and tiled splash backs.

On the first floor there are four bedrooms, a modern bathroom with W.C and a separate W.C. There are a further two bedrooms on the second floor.

Externally there is a small front garden and to the rear is a courtyard area with steps leading to a secluded patio area and walled, lawned garden.

We would recommend an early viewing to appreciate this substantial investment property in a popular location.

In accordance with the Estate Agents Act (1979), we hereby disclose that the owner of this property is a relation of an employee at Lang Town & Country.

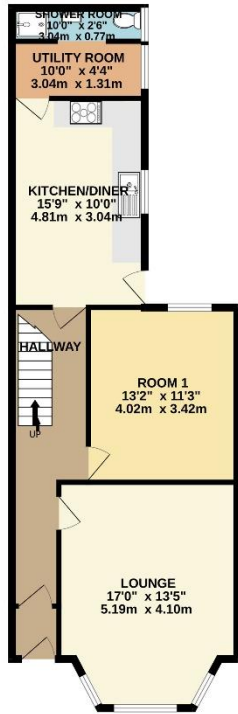
To view this property call Lang Town & Country Estate Agents on **01752 256000**



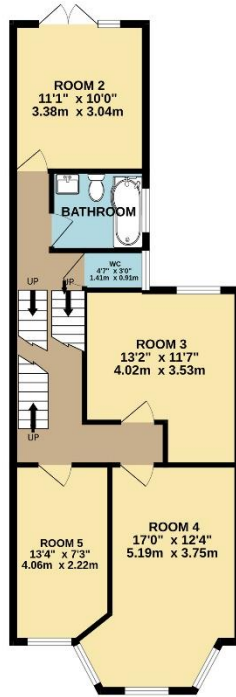




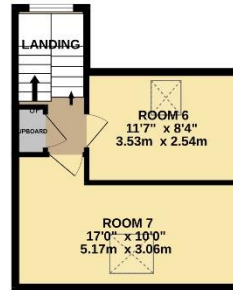
GROUND FLOOR  
709 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR  
684 sq.ft. (63.5 sq.m.) approx.

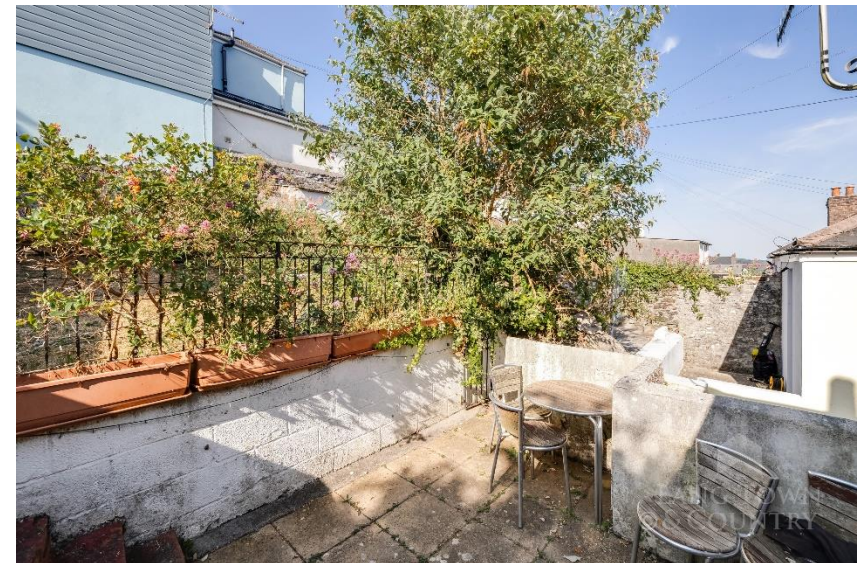


2ND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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