



1 Wellington Street & 29 Armada Street
Greenbank, Plymouth, PL4 8NB/PL4 8LZ

£340,000



Situated in the popular central location of North Hill and within walking distance of Plymouth University and the City Centre, is this versatile detached residence, which is being sold with tenants in situ, let for the current academic year generating gross £41,000 PA and a net figure of approx. £33,580. This fantastic property has been a long-standing established rental for many years, generating a fantastic rental and investment yield.

The property is currently arranged as a four bedroom maisonette on the upper two floors with a separate two bedroom apartment attached on the ground. The current arrangement would ideally suit an investor or perhaps a client looking to occupy one property, with the view to let the further property in order to generate an income.

The two bedroom apartment is situated on the ground floor and currently offers accommodation comprising; private entrance, hallway with built-in storage, sitting room, kitchen, two bedrooms (master with built-in wardrobe and storage cupboard) and bathroom.

The maisonette offers spacious accommodation arranged across three floors, which is accessed via a private entrance on the ground floor. Internally the property comprises; entrance hallway, which provides both access to the rear of the property and stairs to the first floor.

On the first floor the property offers a kitchen/diner, three bedrooms and a family bathroom with three piece suite and built-in storage. Located on the second floor is the master bedroom and a versatile room currently used as the living/communal room.

The maisonette enjoys fabulous views from the front of the property, overlooking North Hill, the City Centre and distant sea views, to include the breakwater and Mount Edgcumbe.

Both properties enjoy the modern convenience of gas central heating and uPVC double glazing, whilst Velux windows on the second floor provide ample natural light.

Externally there is a communal courtyard and a raised garden area, which is accessible from both properties.

This is a fantastic and unique investment opportunity, an early viewing is recommended to avoid disappointment

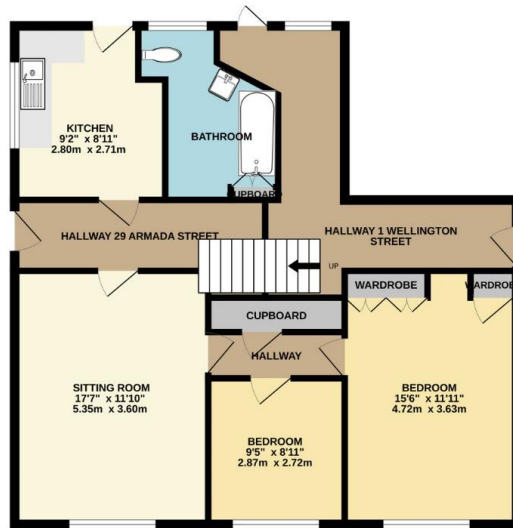
LEASE INFORMATION: We understand that 1 Wellington Street is held on Lease (961 years remaining) with the Freehold owned by 29 Armada Street. We further understand that 29 Armada Street is held on Lease (961 years remaining) with the Freehold owned by 1 Wellington Street. Both properties are subject to a Peppercorn ground rent and have joint responsibility for repairs, maintenance of building structure and external fittings. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



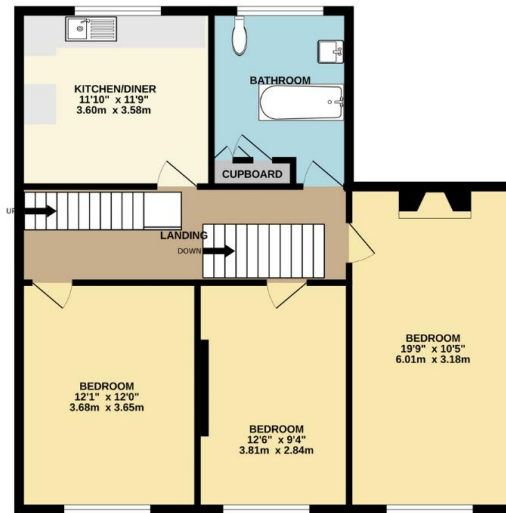
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



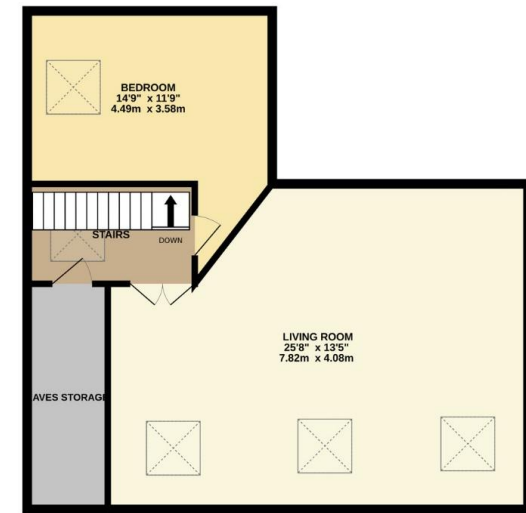
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Lang Town & Country
6 Mannamead Road
Plymouth
PL4 7AA
Tel: 01752 256000
Email: property@langtownandcountry.com
www.langtownandcountry.com

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