



**£280,000 FREEHOLD**

**PLYM STREET, GREENBANK, PLYMOUTH**

**A REFURBISHED and modern 3 storey INVESTMENT PROPERTY with a HMO LICENSE for 7 occupants. Currently LET to working professionals producing a gross RENTAL INCOME of £29,460 per annum. Conveniently and CENTRALLY located, within easy WALKING distance of DRAKE CIRCUS, Plymouth University and the CITY CENTRE.**

**EPC= D**

# PROPERTY DETAILS

Council Tax Band= A

The accommodation comprises;

Solid door to;

## **ENTRANCE HALL**

With staircase to first floor and storage cupboards under, radiator, UPVC double glazed door to courtyard, doors lead from the entrance hall providing access to all ground floor rooms.

## **KITCHEN**

**11'4 x 8' (3.3m x 2.4m)**

Modern fitted kitchen with white base and eye level storage cupboards and granite effect roll top working surfaces, inset double bowl, single drainer, stainless steel sink unit with adjacent recess with plumbing for a washing machine and space for tumble dryer, integrated oven and four burner gas hob, space for an upright fridge/freezer, wall-mounted gas boiler providing hot water and central heating, UPVC double glazed window to side elevation, door to;

## **SHOWER ROOM (PRIVATE TO LETTING ROOM 1)**

Shower cubicle, pedestal basin, radiator, UPVC double glazed window to rear elevation, door to;

## **SEPARATE WC**

With opaque UPVC double glazed window to rear elevation.

## **LETTING ROOM ONE**

**13'2 x 13' (4.03m x 3.97m)**

Radiator, UPVC double glazed window to front elevation, fitted double base storage cupboard with roll top working surface.

## **LETTING ROOM TWO**

**10'3 x 9'4 (3.15m x 2.85m)**

Radiator, concertina door to;

## **SHOWER ROOM EN-SUITE**

**10'1 x 2'5 (3.09m x 0.75m)**

Newly fitted shower cubicle, low level WC, wash hand basin, UPVC double glazed window to rear elevation.

## **FIRST FLOOR**

### **LANDING**

With staircase to second floor, doors lead from the landing providing access to all further rooms.

## **LETTING SUITE THREE (COMPRISING SITTING ROOM)**

**12'7 x 8'1 (3.83m x 2.72m)**

Radiator, UPVC double glazed window to side elevation, doors lead from the sitting room to;

## **SHOWER ROOM**

**5'8 x 3'1 (1.72m x 1.81m)**

Glazed shower cubicle, low level WC, wash hand basin.

## **BEDROOM**

**9'10 x 9'1 (3m x 2.78m)**

Radiator, UPVC double glazed window to rear elevation, two built-in wardrobes.

## **LETTING ROOM FOUR**

**13'3 x 9'4 (4.05m x 2.84m)**

Fitted double base unit with roll top work surface, UPVC double glazed windows to rear elevation.

## **LETTING ROOM FIVE**

**15'9 x 13' (4.82m x 3.98m)**

Radiator, two UPVC double glazed windows to front elevation, door to;

## **EN-SUITE (NEWLY FITTED)**

**6'5 x 4'4 (1.97m x 1.3m)**

With glazed shower cubicle, low level WC, pedestal basin, extractor fan.

## **SECOND FLOOR**

### **LANDING**

With door to;

### **SHOWER ROOM (PRIVATELY USED BY LETTING ROOM FOUR)**

**7'7 x 8'4 (2.3m x 2.54m)**

Glazed shower cubicle, low level WC, pedestal basin, radiator, UPVC double glazed window to rear elevation.

### **OUTSIDE**

Enclosed rear courtyard with rear pedestrian gate on to service lanes.

### **SERVICES**

All main services are connected to the property.

### **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

### **The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate. All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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