



**£250,000 FREEHOLD**

**BEATRICE AVENUE, ST JUDES, PLYMOUTH**

This 5 bed INVESTMENT property provides comfortable and well-presented accommodation. All rooms are FULLY LET to working professionals, with a RENTAL INCOME of £24,060 per year. Located in the POPULAR area of ST JUDES and comprises: 5 DOUBLE BEDROOMS, communal lounge/kitchen, separate shower room, REAR GARDEN, some double glazing and sash windows, and gas central heating.

**EPC - D**

**ENTRANCE HALLWAY**

Cloakroom and under stairs storage cupboards

**COMMUNAL LOUNGE/KITCHEN**

Communal area with fitted kitchen comprising range of wall and floor base units, roll top work surfaces, inset single bowl single drainer stainless steel sink unit, integrated appliances, door leading to rear garden

**BEDROOM 1**

UPVC double glazed window to front

**BEDROOM 2**

UPVC double glazed window to rear

**HALF LANDING****SEPARATE WC****SEPARATE SHOWER ROOM**

Shower cubicle, wash hand basin, housing gas boiler providing domestic hot water and central heating

**BEDROOM 3**

UPVC double glazed window to rear, wash hand basin

**FIRST FLOOR****LANDING****BEDROOM 4**

UPVC double glazed window to rear, wash hand basin

**BEDROOM 5**

UPVC double glazed window to front

**OUTSIDE**

To the rear of the property is an attractive enclosed patio/garden area with additional storage facilities and access to the service lane

**SERVICES**

All mains services are connected but not tested.

**VIEWING**

Strictly by prior appointment through Swift Estate Agents.

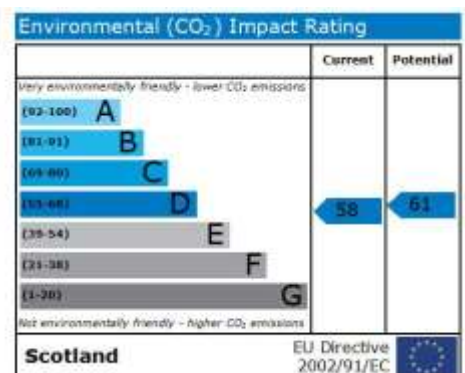
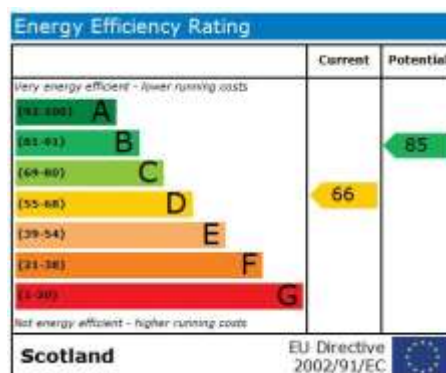
The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

### **The Consumer Protection Regulations**

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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.

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