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**£240,000 FREEHOLD**

**ALLENDALE ROAD, NORTH HILL, PLYMOUTH**

Positioned in a **CENTRAL** location is this **5** letting room **HMO INVESTMENT** property, located within **EASY** access of Mutley Plain, bus routes and **MINUTES** of Plymouth **UNIVERSITY** campus. **FULLY LET**, producing a rental **INCOME** of £26,328 per year. Arranged over **3** floors with **5 DOUBLE** letting rooms, **ROOF GARDEN**, modern high gloss kitchen/communal room, modern bathroom and separate **WC**.

**EPC = D**



# PROPERTY DETAILS

## COUNCIL TAX BAND – B

Opaque UPVC double glazed door to;

### **ENTRANCE VESTIBULE**

Strip wood leaded light glazed door to;

### **ENTRANCE HALL**

Staircase to first floor, panelled radiator, doors lead from the entrance hall providing access to all ground floor rooms.

### **LETTING ROOM ONE**

**15'9 into bay x 12'5 (4.82m x 3.79m)**

Panelled radiator, UPVC double glazed bay window to front elevation.

### **LETTING ROOM TWO**

**12'5 x 10'4 (3.79m x 3.16m)**

Panelled radiator, UPVC double glazed window to rear elevation.

### **KITCHEN/COMMUNAL ROOM**

**22'8 x 9'5 (6.93m x 2.89m)**

Modern kitchen comprising white high gloss base and eye level storage cupboards with wood effect work surfaces, inset single bowl, single drainer stainless steel sink unit with mixer tap, adjacent recess with plumbing for washing machine, integrated oven and 4 burner gas hob with extractor canopy over, space for an upright fridge/freezer, wall mounted gas boiler providing hot water and central heating, built-in storage cupboard suitable for an upright fridge/freezer, panelled radiator, wood laminate flooring, UPVC double glazed windows to side elevation, matching door providing access to the rear courtyard.

## **FIRST FLOOR**

### **LANDING**

Doors providing access to all first floor rooms. Stairs to second floor.

### **BATHROOM**

**10'11 x 10' (3.33m x 3.06m)**

White suite comprising panelled bath, vanity wash hand basin, glazed corner shower cubicle, low level WC, ceramic tiled flooring, built-in storage cupboard, panelled radiator, extractor fan, opaque UPVC double glazed window to rear elevation.

### **SEPARATE WC**

Matching low level WC suite, wash hand basin, opaque UPVC double glazed window to side elevation.

### **LETTING ROOM THREE**

**12'6 x 9'5 (3.82m x 2.88m)**

Panelled radiator, built-in storage cupboard, UPVC double glazed window to rear elevation.

### **LETTING ROOM FOUR**

**15'5 x 15'8 into bay (4.70m x 4.78m)**

2 panelled radiators, UPVC double glazed bay window to front elevation with adjacent matching window also to front elevation. Marble fire surround with inset living flame, coal effect gas fire.

## **SECOND FLOOR**

## **HALF LANDING**

UPVC double glazed door to roof garden, stairs continue to main landing. Door to;

## **LETTING ROOM FIVE**

**13'3 x 12'1 widening to 22'1 (4.04m x 3.68m widening to 6.73m into Dorma window)**

Panelled radiator, UPVC double glazed Dorma window to front elevation and double glazed velux window to rear elevation.

## **ROOF GARDEN**

Being enclosed and decked.

## **OUTSIDE**

To the rear of the property is an enclosed courtyard with a pedestrian gate, providing access along the service path to the top of the road.

## **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)

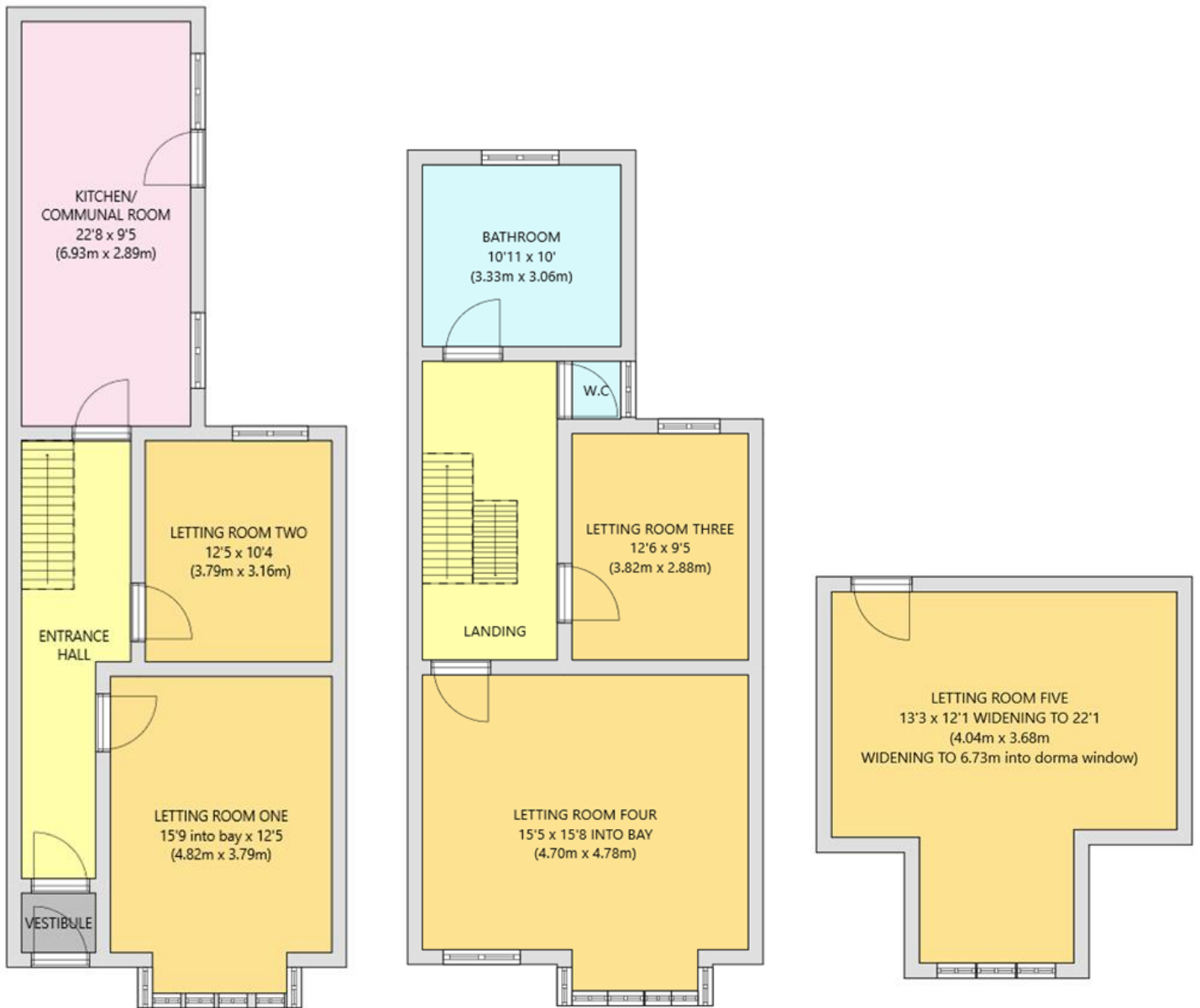
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



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