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£250,000 FREEHOLD

PEARSON ROAD, MUTLEY, PLYMOUTH

Arranged over 3 floors is this large HMO investment property, which offers 5 letting rooms. LET to STUDENTS from both September 2024/2025, producing a gross INCOME of £27,175 per annum (bills included). The position of the property provides EASY access to Mutley Plain, Plymouth City Centre, Train Station and the UNIVERSITY.

EPC = D



PROPERTY DETAILS

COUNCIL TAX BAND – B

Opaque UPVC double glazed door to;

ENTRANCE VESTIBULE

Half glazed door to;

ENTRANCE HALL

Stairs to first and lower ground floor, panelled radiator.

LETTING ROOM ONE

17'8 into bay x 11'0 (5.44m x 3.38m)

UPVC double glazed bay window to front elevation, ornate fire surround, panelled radiator, wood laminate flooring.

LETTING ROOM TWO

11'2 x 9'3 (3.43m x 2.86m)

Panelled radiator, wood laminate flooring, UPVC double glazed window to rear elevation.

SHOWER ROOM

7'7 x 7'3 (2.36m x 2.25m)

White suite comprising corner glazed shower cubicle with mixer shower, low level WC, pedestal basin, panelled radiator, opaque UPVC double glazed window to rear elevation.

LOWER GROUND FLOOR

OPEN PLAN KITCHEN/COMMUNAL ROOM

27'0 x 14'0 (8.26m x 4.29m)

2 panelled radiators, ceiling downlighters, opaque UPVC double glazed window to front elevation, peninsula bar divides the communal area from the kitchen. The kitchen comprises of fitted beech effect base and eye level storage cupboards with granite effect worktops, inset stainless steel sink, integrated oven and 4 ring electric hob with extractor over, space for upright fridge/freezers, plumbing for a washing machine, space for tumble dryer, wall mounted gas boiler providing hot water and central heating, ceiling downlighters, part tiled walls, 2 UPVC double glazed windows to rear elevation, UPVC double glazed door providing access to the rear courtyard.

FIRST FLOOR

LANDING

Access to loft space. Doors lead off the landing providing access to all first floor rooms.

LETTING ROOM THREE

14'2 into bay x 8'3 (4.34m x 2.53m)

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

LETTING ROOM FOUR

11'9 x 9'6 (3.63m x 2.95m)

Panelled radiator, wood laminate flooring, UPVC double glazed window to rear elevation.

LETTING ROOM FIVE

8'4 x 8'1 (2.57m x 2.48m)

Panelled radiator, wood laminate flooring, UPVC double glazed window to front elevation.

BATHROOM

8'4 x 6'8 (2.57m x 2.08m)

White suite comprising panelled bath with mixer tap and shower attachment, fully tiled surround, glazed shower screen, pedestal basin with tiled surround, low level WC, panelled radiator, opaque UPVC double glazed window to rear elevation.

OUTSIDE

To the rear of the property is an enclosed courtyard, with a pedestrian gate providing access on to Pearson 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)

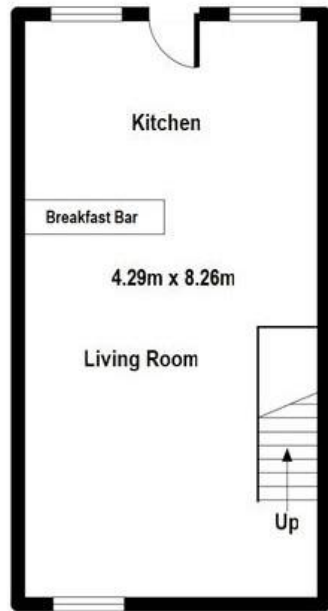
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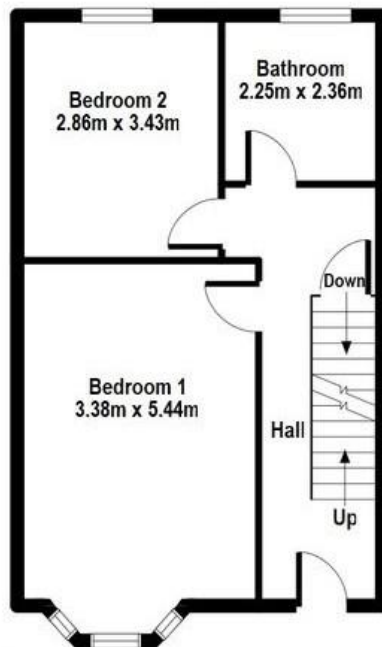
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Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. 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.

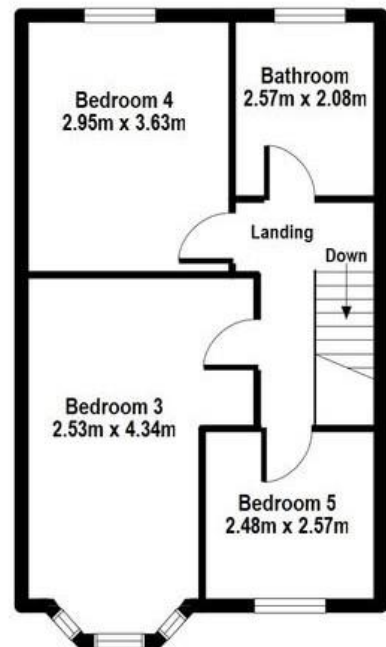
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Lower Ground Floor



Ground Floor



First Floor

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 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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