



Office Suite 10  
2 Barrack Court  
4a William Prance Road  
Derriford  
Plymouth  
PL6 5ZD  
Tel: 01752 256836

Email: [office@swiftestateagents.co.uk](mailto:office@swiftestateagents.co.uk)  
Website: [www.swiftestateagents.co.uk](http://www.swiftestateagents.co.uk)



**£850,000 FREEHOLD**

## **THE TOWN HOUSE, HARWELL STREET, PLYMOUTH**

A perfectly positioned, CENTRALLY LOCATED and FULLY LET 16 bed ensuite development currently occupied by students. Achieving a RENTAL INCOME of £90,840 for 2023/24 and being marketed for 2024/25 with a RENTAL INCOME of £99,950, makes this a great investment with a good income. The property is cleverly arranged into 3 self contained apartments and a studio room. Situated within walking distance to the UNIVERSITY, Supermarkets, bus routes and City centre, and an additional benefit of this property is 4 OFF ROAD PARKING spaces.

EPC = C, C, D



# PROPERTY DETAILS

## **FLAT 1**

Comprising of 6 double en-suite bedrooms, entrance hallway and kitchen/communal space.

## **STUDIO ROOM**

Comprising of an en-suite double bedroom and small kitchen area.

## **FLAT 2**

Four double en-suite bedrooms with kitchen/communal space.

## **FLAT 3**

Comprising of 5 double bedrooms with en-suites, communal hallway, kitchen/communal space.

## **OUTSIDE**

To the front of the property is a parking area, suitable for parking 4 cars off-road.

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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