



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

Tel: 01752 256836

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



**£290,000 FREEHOLD**

**WEST HILL ROAD, MUTLEY, PLYMOUTH**

This recently re-decorated 6 letting room, SHARED HOUSE, is currently FULLY LET to working professionals with a rental INCOME of £34,320 per annum. Situated within close proximity of local amenities and transport links on Mutley Plain, Plymouth UNIVERSITY and walking distance to the CITY CENTRE.

**EPC = D**



# PROPERTY DETAILS

## COUNCIL TAX BAND - B

Solid wood door with glazed fan light to;

### ENTRANCE HALL

Radiator, staircase to first floor with large recess area under and UPVC opaque double glazed door providing access to rear courtyard.

### COMMUNAL ROOM

**14'11" x 10'11" (4.56m x 3.34m)**

Radiator, UPVC double glazed window to front elevation, a breakfast bar separates the communal room from the kitchen.

### KITCHEN

**9'5" x 8'3" (2.89m x 2.51m)**

Range of white units comprising cupboards and drawers with brushed chrome furniture and roll top working surfaces over, cooker recess with extractor canopy over, single bowl single drainer stainless steel sink unit with adjacent recess and plumbing for dishwasher, further space for fridge, UPVC double glazed window to rear elevation, doorway to;

### SHOWER ROOM

Modern white suite comprising tiled and glazed shower cubicle with mains shower, pedestal basin, low level WC, opaque UPVC double glazed window to front elevation, radiator.

### UTILITY ROOM

Plumbing, space for tumble dryer, opaque UPVC door to courtyard.

### LETTING ROOM ONE

**14'3" x 13'9" (4.36m x 4.20m)**

Radiator, UPVC double glazed window to front elevation.

### LETTING ROOM TWO

**13'3" x 7'7" (4.05m x 2.33m)**

Radiator, UPVC double glazed bay window to front elevation.

### FIRST FLOOR

#### LANDING

Radiator, fitted storage cupboard and access to roof space, doors lead from the landing providing access to all first floor rooms.

### LETTING ROOM THREE

**10'8" x 12'4" (3.26m x 3.76m)**

Radiator, 2 UPVC double glazed windows to front elevation.

### LETTING ROOM FOUR

**15'1" x 11' (4.60m x 3.37m)**

Radiator, UPVC double glazed window to front elevation.

### LETTING ROOM FIVE

**11'9" x 10'9" (3.59m x 3.28m)**

Radiator, UPVC double glazed bay window to front elevation.

## **LETTING ROOM SIX**

**14' x 6'9" (4.27m x 2.08m)**

Radiator, UPVC double glazed window to front elevation.

## **BATHROOM**

Modern white suite comprising panelled bath with tiled surround, corner glazed shower cubicle with mains feed shower, low level WC, pedestal basin, towel rail and opaque UPVC double glazed window to front elevation.

## **OUTSIDE**

To the rear of the property is a small, enclosed courtyard.

## **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)

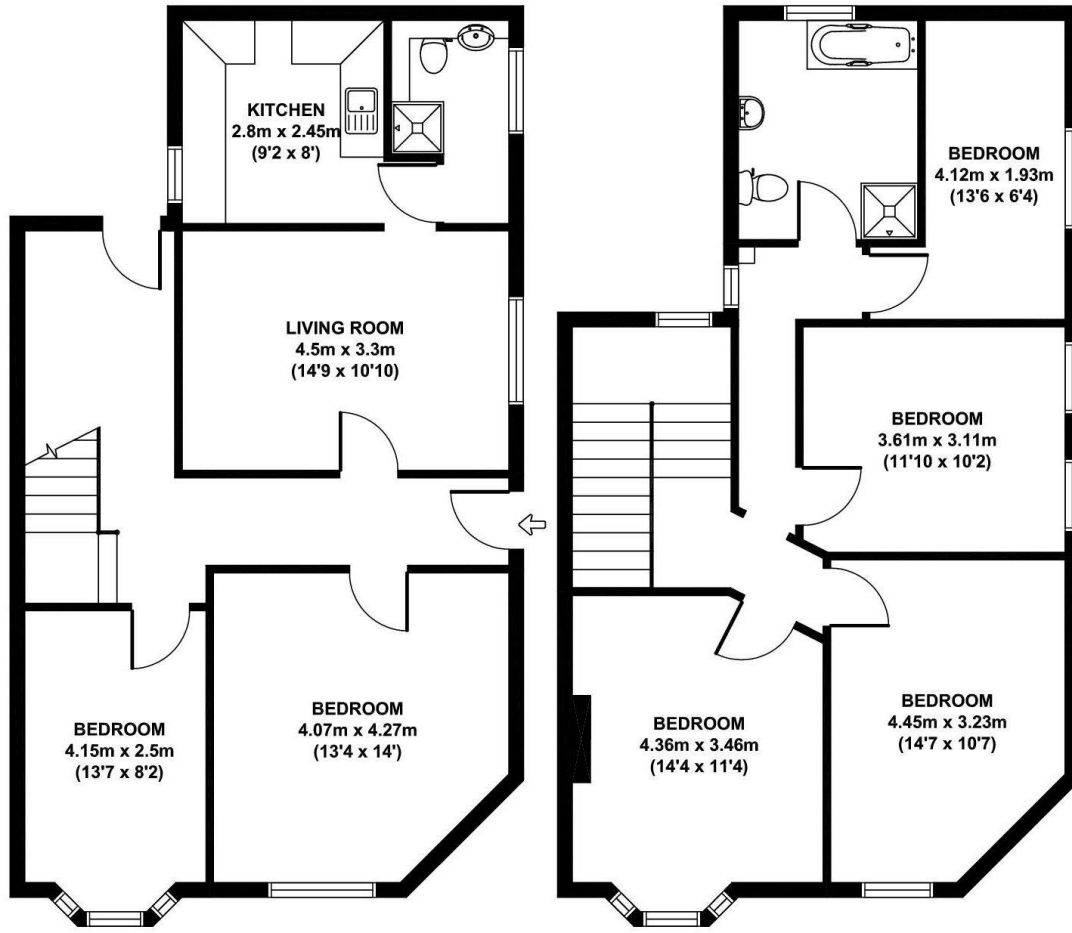
### **The Consumer Protection Regulations**

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.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 72 SQ M

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 70 SQ M

WEST HILL ROAD

APPROX. GROSS INTERNAL FLOOR AREA 1528 SQ FT / 142 SQ M  
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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