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£280,000 FREEHOLD

HEADLAND PARK, NORTH HILL, PLYMOUTH

Located just off North Hill and a short walk to the City Centre is this fully let 6 bedroomed student HMO investment property. Positioned in a sought-after street, within minutes of the University campus, train station and Mutley Plain. Achieving a rental income of £33,984 per annum and let on a 48 week contract.

EPC - D







PROPERTY DETAILS

COUNCIL TAX BAND - C

UPVC door to:

ENTRANCE VESTIBULE

Glazed panelled door to;

ENTRANCE HALL

Stairs to first floor, built-in storage cupboards under stairs, panelled radiator.

LETTING ROOM ONE

16'5 into bay x 13' (5m x 3.96m)

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

LETTING ROOM TWO

13'2 x 9'5 (4.03m x 2.88m)

Panelled radiator, UPVC double glazed window to rear elevation.

KITCHEN

10'3 x 7'6 (3.13m x 2.30m)

Range of beech effect base and eye level storage cupboards, fitted worktops, inset single bowl single drainer stainless steel sink unit with mixer tap, recess areas with plumbing for a washing machine and dishwasher, two integrated single ovens, two integrated 4 burner gas hobs and extractor canopies over, space for an upright fridge freezer, wall mounted gas boiler providing hot water and central heating, UPVC double glazed window to side elevation, further door to;

SHOWER ROOM

White suite comprising glazed double shower cubicle with mixer shower, low level WC, pedestal basin, heated towel rail, ceramic tiled flooring, ceiling spotlights, extractor fan, opaque UPVC double glazed window to side elevation.

FIRST FLOOR

LANDING

Opaque UPVC double glazed window to side elevation.

SHOWER ROOM

White suite comprising corner glazed shower cubicle, pedestal basin, low level WC, ceiling spotlights, opaque UPVC double glazed window to side elevation.

LETTING ROOM THREE

11'10 x 8'1 (3.61m x 2.47m)

Panelled radiator, UPVC double glazed window to side elevation.

LETTING ROOM FOUR

12'5 x 9'6 (3.79m x 2.90m)

Panelled radiator, UPVC double glazed window to rear elevation.

COMMUNAL ROOM

16'7 x 11'11 plus bay (5.06m x 3.65m)

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

SECOND FLOOR

LETTING ROOM FIVE

13'4 x 9'7 (4.06m x 2.92m)

Panelled radiator, UPVC double glazed dormer window to rear elevation.

LETTING ROOM SIX

12'11 x 8'11 (3.94m x 2.72m)

Panelled radiator, UPVC double glazed window to front elevation.

OUTSIDE

To the rear of the property is an enclosed courtyard. To the front of the property is a concrete area, providing off-road parking for 1 car.

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)

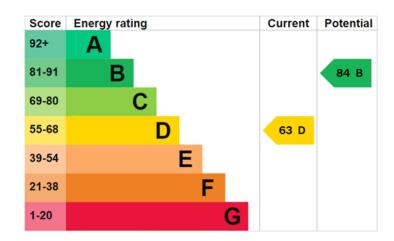
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified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



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