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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 bed roomed 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)

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 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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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