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£480,000 FREEHOLD

HILL PARK CRESCENT, NORTH HILL, PLYMOUTH

**10 bedroomed double fronted FULLY LET student HMO investment property.
Let on 48 week contracts from September 2024 to August 2025, with an
income of £57,600. Conveniently located in a prime position close to the
University of Plymouth, Drake Circus shopping centre, bus routes, bars and
cafes.**

EPC - D



PROPERTY DETAILS

COUNCIL TAX BAND – C

Solid wood door to;

ENTRANCE VESTIBULE

Half glazed door and side screen to;

ENTRANCE HALL

Stairs to first and second floor, panelled radiator, UPVC double glazed door to the rear courtyard.

LETTING ROOM ONE

17'6 into bay x 14'2 (5.35m x 4.32m)

Ornate Victorian style fireplace, ornate coving to ceiling and centre ceiling rose, radiator, UPVC double glazed bay window to front elevation.

LETTING ROOM TWO

17'1 into bay x 14' (5.20m x 4.27m)

Ornate Victorian style fireplace, panelled radiator, UPVC double glazed bay window to rear elevation.

LETTING ROOM THREE

13'11 x 11'6 (4.25m x 3.52m)

Vanity wash hand basin, panelled radiator, UPVC double glazed window to side elevation.

BATHROOM

White suite comprising panelled bath with electric shower over, fully tiled surround and glazed shower screen, pedestal basin, low level WC, radiator, opaque UPVC double glazed window to side elevation.

COMMUNAL ROOM

16'8 into bay x 13'11 (5.08m x 4.25m)

Victorian style fireplace, UPVC double glazed bay window to front elevation, radiator. A peninsula unit divides the communal area to the kitchen.

KITCHEN

14'2 x 11'2 (4.34m x 3.42m)

Range of fitted base and eye storage cupboards, inset single bowl single drainer stainless steel sink unit, two 4 burner gas hobs, two under counter integrated ovens, wall mounted gas boiler providing hot water and central heating, space for two upright fridge freezers, part tiled walls, plumbing for a washing machine, UPVC double glazed door to a rear courtyard.

FIRST FLOOR

LANDING

LETTING ROOM FOUR

13'8 x 11'3 (4.16m x 3.43m)

Vanity wash hand basin, panelled radiator, a dual aspect room with UPVC double glazed windows to rear and side elevation.

LETTING ROOM FIVE

14'2 x 13'9 (4.32m x 4.20m)

Panelled radiator, UPVC double glazed window to rear elevation.

LETTING ROOM SIX

17'9 into bay x 11'11 (5.41m x 3.64m)

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

SHOWER ROOM

10' x 9'4 (3.06m x 2.86m)

Walk-in glazed double shower cubicle with mixer shower, pedestal basin, low level WC, radiator, UPVC double glazed window to front elevation.

LETTING ROOM SEVEN

17'5 into bay x 11' (5.31m x 3.35m)

Ornate Victorian style fireplace, panelled radiator, UPVC double glazed bay window to front elevation.

LETTING ROOM EIGHT

13'3 x 12'2 (4.03m x 3.71m)

Panelled radiator, UPVC double glazed window to rear elevation.

SECOND FLOOR

LANDING

LETTING ROOM NINE

16'11 into eaves x 14'6 (5.15m x 4.42m)

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

SHOWER ROOM

White suite comprising corner glazed shower cubicle with electric shower, pedestal basin, low level WC, heated towel rail, velux window to front elevation, extractor fan.

LETTING ROOM TEN

16'7 x 11'7 (5.07m x 3.55m)

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

OUTSIDE

To the rear of the property is an enclosed courtyard with an up and over door, providing vehicular access for up to 2 cars.

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		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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