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£280,000 FREEHOLD

HEADLAND PARK, NORTH HILL, PLYMOUTH

6 bedroomed student HMO investment property, fully let from Sept 2024 until August 2025, with a rental income of £33,984.

Located in a prime position on North Hill, within walking distance of the University campus, Plymouth train station and Mutley Plain. Enclosed rear courtyard garden and a small garden area to the front with a 2 car hardstand.

EPC - D



PROPERTY DETAILS

UPVC door to;

ENTRANCE VESTIBULE

Glazed panelled door to;

ENTRANCE HALL

Stairs to first and second floor, range of built-in storage cupboards under. UPVC double glazed door to the courtyard, further door to;

KITCHEN

11'4 x 8'5 (3.47m x 2.57m)

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

BATHROOM

White suite comprising P shaped bath with mixer tap and shower attachment and glazed shower screen, pedestal basin, low level WC, panelled radiator, opaque UPVC double glazed window to side elevation, ceramic tiled flooring.

LETTING ROOM ONE

16'1 into bay x 14'1 (4.91m x 4.31m)

Panelled radiator, UPVC double glazed window to front elevation.

LETTING ROOM TWO

12'1 x 11'9 (3.68m x 3.59m)

Panelled radiator, UPVC double glazed window to rear elevation.

FIRST FLOOR

LANDING

UPVC double glazed window to side elevation, stairs to second floor.

LETTING ROOM THREE

12'6 x 9' (3.82m x 2.76m)

A double room. Panelled radiator, UPVC double glazed window to side elevation.

SHOWER ROOM

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

LETTING ROOM FOUR

13'2 x 10'6 (4.02m x 3.21m)

Panelled radiator, UPVC double glazed window to rear elevation.

COMMUNAL ROOM

17'10 x 16'3 into bay (5.45m x 4.95m)

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

SECOND FLOOR

LANDING

LETTING ROOM FIVE

13'8 x 10'7 (4.17m x 3.23m)

Radiator, UPVC double glazed dormer window to rear elevation.

LETTING ROOM SIX

16'11 x 9' (5.15m x 2.75m)

Panelled radiator, UPVC double glazed window to front elevation.

OUTSIDE

To the rear of the property is an enclosed courtyard. Whilst to the front of the property is a small garden area and hardstand for 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

