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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)

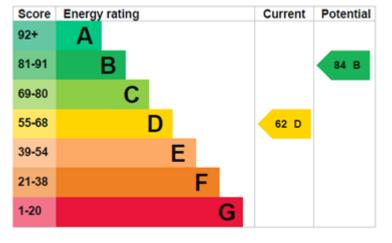
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