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£280,000 FREEHOLD

CLIFTON PLACE, NORTH HILL, PLYMOUTH

Arranged over 3 floors is this 6 double bedroomed STUDENT HMO INVESTMENT property, just off North Hill. Achieving a rental income of £34,560 per year and situated close to Mutley Plain, ALDI supermarket and minutes from the UNIVERSITY. A large enclosed courtyard with an up and over door, providing vehicular access.

EPC - D







PROPERTY DETAILS

COUNCIL TAX BAND - C

Opaque UPVC door to;

ENTRANCE VESTIBULE

Half glazed door to;

ENTRANCE HALL

Staircase to first and second floor with storage cupboards under, panelled radiator.

COMMUNAL ROOM 1

14'11 x 12'10 (4.55m x 3.93m)

Panelled radiator, UPVC double glazed window to front elevation, wood laminate flooring.

COMMUNAL ROOM 2

12'1 x 12'1 (3.69m x 3.69m)

Panelled radiator, UPVC double glazed window to rear elevation.

KITCHEN

11'10 x 7'11 (3.62m x 2.43m)

A range of mahogany style base and eye level storage cupboards, fitted worktops, inset single bowl single drainer stainless steel sink unit, 4 burner gas hob and integrated double oven, part tiled walls, UPVC double glazed window to side elevation, matching door giving access to the rear courtyard. Archway to;

UTILITY AREA

Space for an upright fridge freezer, wall mounted gas boiler providing hot water and central heating.

FIRST FLOOR

LANDING

BATHROOM

White suite comprising corner panelled bath with tiled surround, low level WC, pedestal basin, glazed double shower cubicle with mixer shower, extractor fan, ceiling spotlights, opaque UPVC double glazed window to the rear elevation.

LETTING ROOM ONE

12'11 x 9'4 (3.95m x 2.85m)

Panelled radiator, UPVC double glazed window to front elevation.

LETTING ROOM TWO

12'10 x 8' (3.92m x 2.45m)

Panelled radiator, UPVC double glazed window to front elevation.

LETTING ROOM THREE

12'1 into wardrobe recess x 10'11 (3.70m x 3.33m)

Panelled radiator, UPVC double glazed window to rear elevation.

SHOWER ROOM

Glazed double shower cubicle with Mira shower, low level WC, pedestal basin, heated towel rail, opaque UPVC double glazed window to rear elevation.

LETTING ROOM FOUR

12'10 x 9'9 (3.92m x 2.99m)

Panelled radiator, UPVC double glazed window to front elevation.

LETTING ROOM FIVE

12'11 x 7'7 (3.94m x 2.33m)

Panelled radiator, UPVC double glazed window to front elevation.

LETTING ROOM SIX

12'1 into wardrobe recess x 10'11 (3.70m x 3.33m)

Panelled radiator, UPVC double glazed window to rear elevation.

OUTSIDE

To the rear of the property is a large enclosed courtyard with an up and over door, providing vehicular access and an adjacent pedestrian gate.

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)

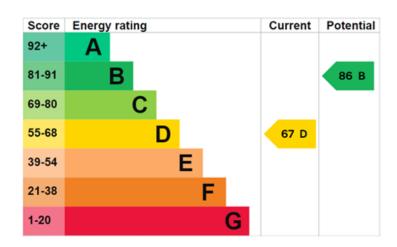
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