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**£280,000 FREEHOLD**

**CLIFTON PLACE, NORTH HILL, PLYMOUTH**

**Arranged over 3 floors is this 6 double bedrooomed 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)

### **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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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