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**£480,000 FREEHOLD**

**HOUNDISCOMBE ROAD, MUTLEY, PLYMOUTH**

**10 bedroomed double fronted FULLY LET student investment property. Let from September 2024 to August 2025 with an income of £55,200 per annum. Conveniently located, in a prime position, close to the University of Plymouth, Drake Circus shopping centre, bus routes, bars and cafes.**

**EPC - C**



# PROPERTY DETAILS

## COUNCIL TAX BAND – E

Solid wood double doors to;

### **ENTRANCE VESTIBULE**

Attractive leaded light stained glass door and side screens to;

### **ENTRANCE HALL**

Stairs to first and lower ground floors. Radiator.

### **COMMUNAL ROOM**

**16'8 into bay x 12'8 (5.09m x 3.87m)**

Radiator, UPVC double glazed bay window to front elevation, wooden mantle. Sliding doors to;

### **KITCHEN**

**12'3 x 12'2 (3.75m x 3.71m)**

Fitted with a range of white shaker style base and eye level storage cupboards, fitted worktops, inset single bowl double drainer stainless steel sink unit with adjacent recess and plumbing for a dishwasher, two freestanding ovens with extractor canopies and tiled splashbacks, space for two upright fridge freezers, panelled radiator, UPVC double glazed window to rear elevation, original ornate cornicing.

### **LETTING ROOM ONE**

**17'11 into bay x 12'6 (5.46m x 3.82m)**

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

### **SHOWER ROOM 1**

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

### **SHOWER ROOM 2**

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

### **LETTING ROOM TWO**

**11'3 x 9'11 (3.44m x 3.04m)**

Panelled radiator, UPVC double glazed window to rear elevation.

## **FIRST FLOOR**

### **LANDING**

### **BATHROOM**

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

### **SHOWER ROOM 3**

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

### **LETTING ROOM THREE**

**12'7 x 12'1 (3.84m x 3.69m)**

Panelled radiator, UPVC double glazed window to rear elevation.

### **LETTING ROOM FOUR**

**17'1 into bay x 12'9 (5.22m x 3.90m)**

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

### **STORE ROOM**

**9'10 x 5'11 (3m x 1.80m)**

Panelled radiator, UPVC double glazed window to front elevation.

### **LETTING ROOM FIVE**

**13'5 x 11'9 (4.10m x 3.59m)**

Panelled radiator, UPVC double glazed window to front elevation.

### **LETTING ROOM SIX**

**12'10 x 11'9 (3.91m x 3.59m)**

Panelled radiator, UPVC double glazed window to front elevation.

### **LOWER GROUND FLOOR**

#### **HALLWAY**

Large recess area under stairs, radiator. Opaque UPVC double glazed door providing access to the rear courtyard.

#### **UTILITY ROOM**

Plumbing for washing machines.

### **LETTING ROOM SEVEN**

**15' x 11'6 (4.57m x 3.51m)**

Panelled radiator, UPVC double glazed window to front elevation.

### **LETTING ROOM EIGHT**

**12'8 x 11' (3.87m x 3.36m)**

UPVC double glazed window to rear elevation, panelled radiator.

### **LETTING ROOM NINE**

**11'3 x 10'7 x (3.43m x 3.24m)**

Panelled radiator, UPVC double glazed window to rear elevation.

### **LETTING ROOM TEN**

**14'5 x 10'6 (4.39m x 3.22m)**

Panelled radiator, UPVC double glazed window to front elevation.

### **OUTSIDE**

To the rear of the property is an enclosed courtyard and a pedestrian gate providing access to the rear service lane.

### **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.

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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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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