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£250,000 FREEHOLD

5 letting rooms, fully let until August 2025, producing a gross income of £27,150 per annum, central location.

WELBECK AVENUE, CITY CENTRE, PLYMOUTH







PROPERTY DETAILS

Positioned within a stone's throw of Plymouth University and the Train Station is this 5 letting room HMO investment property, let until August 2025, producing a rental income of £27,150 per annum. The location of the property is convenient for students being just a short walk to the City Centre and North Hill, being well known for bars, clubs and restaurants.

The accommodation comprises of entrance vestibule, entrance hall, bay fronted communal room, modern fitted kitchen/breakfast room, cloakroom, 5 letting rooms, shower room, fully enclosed courtyard, UPVC double glazing and gas central heating.

Council tax band – B EPC - D

Opaque UPVC double glazed door to:

ENTRANCE VESTIBULE

Stained glass door to:

ENTRANCE HALL

Staircase to first floor with built in storage cupboard under housing security alarm unit, doors lead from the entrance hall providing access to all ground floor rooms.

COMMUNAL ROOM

15' into bay x 11'11" (4.58m x 3.64m)

Picture rail, radiator, UPVC double glazed bay window to front elevation.

KITCHEN/BREAKFAST ROOM

15'9" x 8'10" (4.81m x 2.71m)

Fitted with a range of white high gloss base and eye level units, roll top worktops, inset single bowl single drainer stainless steel sink unit with adjacent recess and plumbing for a washing machine, built in oven and 4 ring ceramic electric hob with extractor canopy over, space for upright fridge freezer, further wall mounted cupboard housing wall mounted boiler providing hot water and central heating, ceiling spotlights, UPVC double glazed window to side elevation, part tiled walls, opaque UPVC double glazed door providing access to:

REAR PORCH

Ceramic tiled flooring, UPVC double glazed windows to rear and side elevation with additional matching door providing access to rear courtyard, further door to:

CLOAKROOM

Modern white suite comprising low level WC, wash hand basin, fully tiled walls, ceiling spotlights.

LETTING ROOM ONE

12'3" x 9' (3.75m x 2.75m)

Radiator, UPVC double glazed window to rear elevation.

FIRST FLOOR

LANDING

Access to loft space, doors lead from the landing providing access to all first floor rooms.

LETTING ROOM TWO

9'9" x 9'4" (2.98m x 2.86m)

Radiator, coving to ceiling, ceiling spotlights, UPVC double glazed window to rear elevation.

SHOWER ROOM

Modern white suite comprising corner glazed shower cubicle, pedestal basin, low level WC, fully tiled walls, ceiling, down lighters, extractor fan, heated towel rail, ceramic tiled flooring, opaque UPVC double glazed window to side elevation.

LETTING ROOM THREE

12'3" x 9'3 (3.75m x 2.83m)

Radiator, coving to ceiling, UPVC double glazed window to rear elevation.

LETTING ROOM FOUR

14'9" into bay x 8' (4.51m x 2.45m)

Radiator, UPVC doubled glazed bay window to front elevation.

LETTING ROOM FIVE

8'10" x 7'2" (2.71m x 2.18m)

Radiator, UPVC doubled glazed window to front elevation. This room also enjoys an additional large storage cupboard located on the landing.

OUTSIDE

To the rear of the property is a useful cupboard area with adjacent block-built storage shed. The courtyard itself is fully enclosed offering a good degree of privacy and seclusion, with pedestrian gate providing access onto 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)

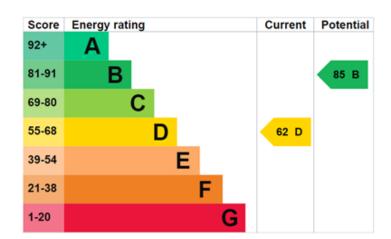
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