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**£240,000 FREEHOLD**

**5 letting rooms, currently let producing a gross income of £27,150 per annum. 4/5 rooms booked for 2025/2026, producing a rental income of £24,000 per annum.**

**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. It is also relet for 2025/26 with an income of £24,000 (4 rooms are let, 1 available). 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)

### **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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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