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**£365,000 FREEHOLD**

**CHELTENHAM PLACE, GREENBANK, PLYMOUTH**

Located in a prime position within walking distance to Mutley Plain and Plymouth University is this mid terraced house, divided into 2 x 3 bedroom flats and provides parking via a 2-car hard stand to the front. Let to students on 50 week contracts, achieving a rental income of £38,650 per annum.

**EPC – D, D**



# PROPERTY DETAILS

## COUNCIL TAX BAND – A

Solid wood door to:

### ENTRANCE HALL

Private door to ground floor flat.

### ENTRANCE HALL

Built in meter cupboard under stairs, radiator.

### KITCHEN/COMMUNAL ROOM

**20'10" x 9'4" (6.36m x 2.86m)**

Kitchen area fitted with range of beech effect units comprising cupboards and drawers with roll top work surfaces, inset single bowl single drainer stainless steel sink unit, plumbing for automatic washing machine, space for cooker with extractor canopy over, range of fitted eye level storage cupboards, space for upright fridge freezer, wall mounted gas boiler providing domestic hot water and central heating, wood laminate floor and breakfast bar dividing kitchen from communal area. Communal area has a radiator and UPVC double glazed door to courtyard.

### LETTING ROOM 1

**10'3" x 8'6" (3.13m x 2.59m)**

Radiator, UPVC double glazed window to side elevation.

### BATHROOM

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

### LETTING ROOM 2

**13'1" x 11'8" (3.99m x 3.57m)**

Radiator, UPVC double glazed window to rear elevation.

### LETTING ROOM 3

**14'2" x 16'8" into bay (4.32m x 5.09m)**

Radiator, UPVC double glazed bay window to front elevation.

### FIRST FLOOR FLAT

Private door from entrance hall to:

### LANDING

Access to roof space, radiator, ceiling down lighters.

### KITCHEN/DINING ROOM

**20'8" x 9'8" (6.30m x 2.95m)**

Kitchen area fitted with range of beech effect units comprising cupboards and drawers with roll top work surfaces and range of fitted eye level storage cupboards. Integrated oven and four ring electric hob with extractor canopy over, wall mounted gas boiler providing hot water and central heating, plumbing for a washing machine, UPVC double glazed window to side elevation. The communal area has a radiator and UPVC double glazed window to side elevation.

## **COMMUNAL ROOM**

**10'3" x 10'1" (3.13m x 3.08m)**

Radiator, UPVC double glazed window to side elevation and additional UPVC double glazed door providing access onto the fire escape which in turn provides access to the rear courtyard.

## **BATHROOM**

Modern white suite comprising P shaped bath with electric shower over, pedestal basin, low level WC, part tiled walls, extractor fan, UPVC double glazed window to side elevation, radiator.

## **LETTING ROOM 2**

**11'7" x 13'2" (3.53m x 4.01m)**

Radiator, UPVC double glazed window to rear elevation.

## **LETTING ROOM 3**

**13'2" x 9'4" (4.02m x 2.86m)**

Radiator, UPVC double glazed window to front elevation.

## **LETTING ROOM 4**

**13'2" x 8'4" (4.02m x 2.55m)**

Radiator, UPVC double glazed window to front elevation.

## **OUTSIDE**

To the rear of the property is an enclosed courtyard. To the front of the property is a small lawned garden with a 2-car hardstand.

## **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.



Floor plans are for identification purposes only. All measurements are approximate.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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