

Office Suite 10 2 Barrack Court 4a William Prance Road Derriford Plymouth PL6 5ZD

Tel: 01752 256836

Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk



£340,000 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. RE-LET for 2025/2026 producing an income of £38,880 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 x2.59m)

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

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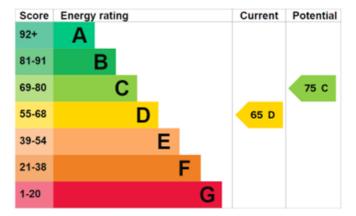
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



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

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