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£115,000 LEASEHOLD

First floor flat, 2 bedrooms, single garage, tenanted for £675pcm, ideal buy to let investment, double glazed and centrally heated

NEATH ROAD, ST. JUDES, PLYMOUTH

EPC – D



PROPERTY DETAILS

Set within this period property in the popular residential area of St. Judes is this two bedroomed first floor flat, boasting a single garage and patio area to the rear. Currently tenanted, producing a rental income of £675pcm and being sold with no onward chain. The location of the property is so convenient and is just a short drive from the City Centre, Mutley Plain and North Hill, being best known for pubs, clubs and restaurants. The property also provides easy access to the A38 and Marsh Mills Retail Park via Embankment Road. Other benefits include UPVC double glazing and gas central heating.

Lease information – 956 years remaining
Service/maintenance charges – 50/50 split
Council tax band – A

UPVC double glazed door to:

ENTRANCE HALL

Communal entrance hall. Private door and stairs to first floor.

ENTRANCE HALL

Doors lead from the entrance hall to all further rooms.

LOUNGE

17'1" into bay x 11'3" (5.21m x 3.42m)

2 radiators, UPVC double glazed bay window to front.

KITCHEN

13'8" x 10'0" (4.18m x 3.04m)

Range of base and eye level units comprising cupboards and drawers with granite effect roll top work surfaces, inset one and half bowl single drainer sink unit with mixer tap, tiled splash backs, space for cooker, recess with plumbing for washing machine and dishwasher, space for upright fridge freezer, wall mounted gas boiler providing hot water and central heating, radiator, UPVC double glazed window to side with matching UPVC double glazed door to rear.

BEDROOM ONE

13'5" x 11'0" (4.20m x 3.36m)

Radiator, UPVC double glazed window to rear.

BEDROOM TWO

9'5" x 5'9" (2.88m x 1.75m)

Radiator, UPVC double glazed window to front.

BATHROOM

Bathroom suite comprising panelled bath with electric shower over, pedestal basin, low level WC, storage cupboard, heated towel rail, opaque UPVC double glazed window to side.

OUTSIDE

To the rear of the property is an enclosed patio area and garage.

GARAGE

15'6" x 8'4" (4.73m x 2.56m)

Up and over door, power and light connected. The ground floor flat has a right of way through the garage in order to put bins into the service lane at the rear of the property.

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 and 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.



Total floor area 82.0 sq. m. (883 sq. ft.) approx



Floor Plan

Floor area 82.0 sq. m. (883 sq. ft.) approx

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

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

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