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£290,000 FREEHOLD

Licensed HMO investment property, 6 letting rooms, currently let to working professionals, producing a gross income of £33,300 per annum (when fully occupied)

PEVERELL PARK ROAD, PEVERELL, PLYMOUTH

EPC – D



PROPERTY DETAILS

A well-established, fully furnished and self-managed 6 letting room licensed HMO property, currently let to working professionals, providing a gross income of £33,300 per annum (when fully occupied). The position of the property is within walking distance to Mutley Plain and Outland Road, where bus routes are plentiful, giving easy access to the City Centre and the north of the City for Derriford Hospital and the A38. The accommodation on the ground floor comprises of entrance vestibule, entrance hall, open plan kitchen/communal room, rear lobby, shower room, separate cloakroom and two double letting rooms. On the first floor there are four further letting rooms (three doubles and one single), bathroom and separate cloakroom. The property is also partially double glazed and centrally heated.

COUNCIL TAX BAND – C

Glazed panelled door to;

ENTRANCE VESTIBULE

Glazed door to;

ENTRANCE HALL

Stairs to first floor with a range of built-in storage cupboards under. Doors lead off the entrance hall providing access to all ground floor rooms.

LETTING ROOM ONE

15'5 into bay x 13'1 (4.70m x 4.00m)

Radiator, UPVC double glazed bay window to front elevation.

LETTING ROOM TWO

13'1 x 13'1 (4.00m x 4.00m)

Original French doors to the rear garden, radiator.

OPEN PLAN KITCHEN/COMMUNAL ROOM

20'8 x 12'2 (6.30m x 3.72m)

Fitted with a range of base and eye level units, double bowl double drainer stainless steel sink unit, wall mounted boiler providing hot water and central heating, fitted single oven and 4 ring induction hob with stainless steel extractor over, 3 fridges and a large freezer, windows to side elevation. Door to;

REAR LOBBY

In turn with doors to;

SHOWER ROOM

White suite comprising glazed shower cubicle, pedestal basin, window to rear elevation.

CLOAKROOM

White low level WC, window to rear elevation.

FIRST FLOOR

LANDING

Access to loft space. Doors lead off the landing providing access to all first floor rooms.

LETTING ROOM THREE

12'3 x 11'6 max (3.74m x 3.50m)

Radiator, bay window to rear elevation.

BATHROOM

Modern white suite comprising panelled bath, pedestal basin, window to side elevation.

CLOAKROOM

Matching low level WC, window to side elevation.

LETTING ROOM FOUR

13'6 x 12'9 (4.1m x 3.9m)

Radiator, window to rear elevation.

LETTING ROOM FIVE

15'5 into bay x 13'2 (4.71m x 4.01m)

Radiator, UPVC double glazed bay window to front elevation.

LETTING ROOM SIX

9'6 x 8' (2.91m x 2.44m)

Radiator, UPVC double glazed window to front elevation.

OUTSIDE

To the rear of the property is an enclosed courtyard garden and a pathway leading to a wooden gate, providing access on to 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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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