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£300,000 FREEHOLD

ALEXANDRA ROAD, MUTLEY, PLYMOUTH

A centrally located 6 double letting room four storey investment property being within walking distance of Mutley Plain, North Hill and Plymouth City Centre, best known for shopping, pubs, bars and restaurants. Fully let to working professionals with a rental income of £33,420 per annum. Offering spacious letting rooms with a separate communal room, as well as a kitchen/communal room, 2 shower rooms and an enclosed courtyard. This is a great investment property with solid letting history!



PROPERTY DETAILS

EPC – D COUNCIL TAX BAND – B

Half glazed opaque door to;

ENTRANCE HALL

Stairs to first and lower ground floors, doors lead off the entrance hall providing access to all ground floor rooms.

LETTING ROOM ONE

17'2 into bay x 15'1 (5.24m x 4.60m)

Panelled radiator, UPVC double glazed bay window to front elevation.

LETTING ROOM TWO

14'6 x 14'6 (4.44m x 4.44m)

Panelled radiator, UPVC double glazed window to rear elevation.

LOWER GROUND FLOOR

HALLWAY

Panelled radiator, door to the front courtyard.

LETTING ROOM THREE

17'7 into bay x 16'4 (5.37m x 4.98m)

Panelled radiator, UPVC double glazed bay window to front elevation.

LETTING ROOM FOUR

13'8 x 8'1 (4.18m x 2.47m)

Panelled radiator, UPVC double glazed window to rear elevation.

SHOWER ROOM

Modern white suite comprising corner glazed shower cubicle, low level WC, wash hand basin, radiator, part-tiled walls, extractor fan, UPVC window to rear elevation.

FIRST FLOOR

LANDING

Panelled radiator, stained glass window to rear elevation, cupboard housing a wall mounted gas boiler providing hot water and central heating, stairs to second floor, doors lead off the landing providing access to all first floor rooms.

KITCHEN/COMMUNAL ROOM

14'6 x 14'4 (4.42m x 4.38m)

A range of fitted base and eye level storage cupboards with fitted worktops, inset single bowl single drainer stainless steel sink unit with mixer tap, built-in oven and 4 ring electric hob and extractor over, space for an upright fridge freezer, large panelled radiator, 2 UPVC double glazed windows to rear elevation.

SHOWER ROOM

Modern white suite comprising pedestal basin, low level WC, corner glazed shower cubicle, part tiled walls, opaque UPVC double glazed window to front elevation.

LETTING ROOM FIVE

16'11 into bay x 12'9 (5.17m x 3.90m)

Panelled radiator, UPVC double glazed bay window to front elevation.

SECOND FLOOR

LANDING

Doors lead off the landing providing access to all further rooms.

COMMUNAL ROOM

12'4 x 10' (3.77m x 3.21m)

UPVC double glazed dormer window to rear elevation, panelled radiator. Limited head height due to sloped ceiling.

LETTING ROOM SIX

20' x 9'8 (6.13m x 2.94m)

Panelled radiator, UPVC double glazed dormer window to front elevation. Limited head height due to sloped ceiling.

OUTSIDE

To the rear of the property is an enclosed courtyard garden.

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		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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