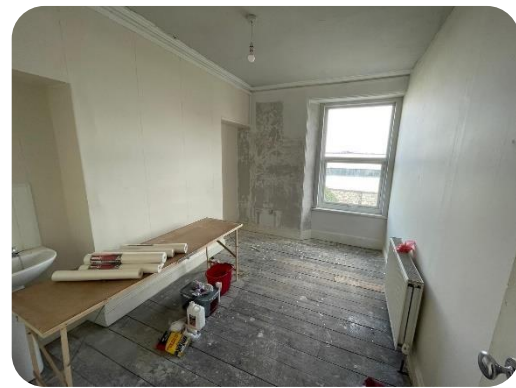




Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

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



£230,000 FREEHOLD

A mid terraced 4 bedroom house which can be sold either as a family home or 5 bedroom HMO, requiring some cosmetic uplift and provides off-road parking to the rear

CHELTENHAM PLACE, GREENBANK, PLYMOUTH

EPC – D



PROPERTY DETAILS

An opportunity to purchase a 4 bed residential property OR a 5 bed HMO in need of some cosmetic uplift. Centrally located, close to Mutley Plain, the City Centre and Train station. Walking distance to Plymouth University. Gas central heating and double glazing. It was previously used as a 5 bed HMO so can be purchased for an applicant looking for a forever home or an HMO for students or professionals.

COUNCIL TAX BAND – B

Solid wood door to;

ENTRANCE VESTIBULE

Opaque glazed door to;

ENTRANCE HALL

Staircase to first floor with storage cupboard under, panelled radiator, doors lead off the entrance hall providing access to all ground floor rooms.

COMMUNAL ROOM

15'4 into bay x 12'4 (4.7m into bay x 3.8m)

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

LETTING ROOM ONE

11'8 x 10'4 (3.6m x 3.2m)

Panelled radiator, pedestal basin, UPVC double glazed window to rear elevation.

KITCHEN

11'1 x 8'8 (3.4m x 2.7m)

Fitted with a range of white high gloss base and eye level storage cupboards, granite effect worktops, inset single bowl single drainer stainless steel sink unit with mixer tap, space for an upright fridge freezer, space for an under counter fridge and freezer, cooker recess with extractor canopy over, cupboard housing gas boiler providing hot water and central heating, UPVC double glazed window to side elevation, door to;

SHOWER ROOM

8'5 x 4'9 (2.6m x 1.5m)

Corner glazed shower cubicle with electric shower, corner wash hand basin, low level WC, panelled radiator, 2 UPVC double glazed windows to side elevation.

FIRST FLOOR

LANDING

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

LETTING ROOM TWO

11'8 x 8'8 (3.6m x 2.7m)

Panelled radiator, pedestal basin, UPVC double glazed window to front elevation.

LETTING ROOM THREE

11'8 max x 10'4 (3.6m max x 3.2m)

Pedestal basin, panelled radiator, UPVC double glazed window to rear elevation.

LETTING ROOM FOUR**12'1 x 8'5 (3.7m x 2.5m)**

Panelled radiator, pedestal basin, UPVC double glazed window to front elevation.

LETTING ROOM FIVE**9'8 x 8'8 (3m x 2.7m)**

Panelled radiator, a dual aspect room with UPVC double glazed windows to rear and side elevation.

SHOWER ROOM

Glazed shower cubicle, heated towel rail, extractor fan.

SEPARATE WC

Low level WC suite, corner wash hand basin, panelled radiator.

OUTSIDE

The gardens are situated both to the front and rear of the property. The rear being fully enclosed with high stone walling, offering a good degree of privacy and seclusion. A patio area and vehicular gates at the far end providing off-road parking.

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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Follow us on Instagram & Facebook - swiftstateagents

