



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



£337,500 FREEHOLD

BEECHWOOD AVENUE, MUTLEY, PLYMOUTH

A fantastic opportunity to purchase this fully let student HMO investment in Mutley, featuring 6 spacious double bedrooms, a modern high gloss kitchen/breakfast room, shower room & a good sized bathroom, separate cloakroom, communal lounge, conservatory and a communal courtyard garden. Generating an impressive annual rental income of £39,000 per annum. All ideally situated in the lively Mutley area, just a short walk from Plymouth University, Train Station and Mutley Plain.

EPC – D



PROPERTY DETAILS

COUNCIL TAX BAND – EXEMPT

Glazed canopied entrance with opaque glazed panelled door to:

ENTRANCE VESTIBULE

Terrazzo tiled flooring and wood panelled walling to dado height, opaque glazed door to:

ENTRANCE HALL

Staircase to first floor with wooden balustrading and storage cupboards under, radiator.

LETTING ROOM ONE

19'9" into bay x 14'10" (6.04m x 4.52m)

Victorian marble fireplace with inset tiling, wood laminate flooring, radiator, picture rail and ornate coving to ceiling with centre ceiling rose, UPVC double glazed square bay window to front.

LETTING ROOM TWO

15'1" x 12'8" (4.59m x 3.88m)

Victorian fireplace with inset tiling, wood laminate flooring, picture rail, ornate coving to ceiling with centre ceiling rose, radiator, UPVC double glazed window to rear.

SHOWER ROOM

Modern white suite with glazed and tiled shower cubicle with electric shower, extractor fan, wash hand basin with tiled surround, opaque UPVC double glazed window to side.

COMMUNAL ROOM

13'1" x 11'8" (3.99m x 3.57m)

Fitted original storage cupboards flank the chimney breast incorporating one glazed display cabinet, radiator, UPVC double glazed window to side, door to:

KITCHEN/BREAKFAST ROOM

13'5" x 12'0" (4.10m x 3.67m)

Well fitted with range of white high gloss base and eye level units, granite effect roll top work surfaces and tiled splashbacks, fitted electric oven and 4 burner gas hob with extractor canopy over, plumbing for a washing machine, integrated dishwasher, 2 x integrated fridge freezers, wall mounted gas boiler providing hot water and central heating, radiator, ceramic tiled flooring, opaque UPVC double glazed door to side, dual aspect UPVC double glazed window overlooking the rear conservatory and 2 further UPVC double glazed windows overlooking the side.

CONSERVATORY

13'3" x 8'10" (4.05m x 2.71m)

Ceramic tiled flooring, radiator, UPVC double glazed door to rear courtyard, door to:

CLOAKROOM

White suite comprising low level WC, wash hand basin, half tiled walls, opaque UPVC double glazed window to rear.

FIRST FLOOR

LANDING

Opaque UPVC double glazed window to rear with manually controlled opening, fitted linen storage cupboard, access to loft space.

LETTING ROOM THREE

13'5" x 14'1" into bay (4.09m x 4.29m)

Victorian style fireplace, picture rail, radiator.

LETTING ROOM FOUR

9'8" x 8'1" (2.97m x 2.46m)

Radiator, UPVC double glazed window to side.

BATHROOM

White Victorian style suite comprising claw foot bath with gold mixer taps and gold Victorian shower attachment, corner glazed shower cubicle with mermaid boarding and electric shower, low level WC, pedestal basin, fully tiled walls, radiator, 2 opaque sash windows to side.

LETTING ROOM FIVE

14'9" x 12'9" (4.51m x 3.89m)

Radiator, picture rail, fitted storage cupboard, UPVC double glazed window to rear.

LETTING ROOM SIX

19'6" into bay x 12'6" (5.96m x 3.81m)

Victorian marble fireplace with inset tiling, picture rail, coving to ceiling, ceiling rose, radiator, UPVC double glazed bay window to front.

STUDY

10'8" x 6'3" (3.27m x 1.92m)

Radiator, picture rail, UPVC double glazed window to front.

OUTSIDE

To the rear of the property is an enclosed and mainly paved courtyard. A pedestrian gate providing access 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)

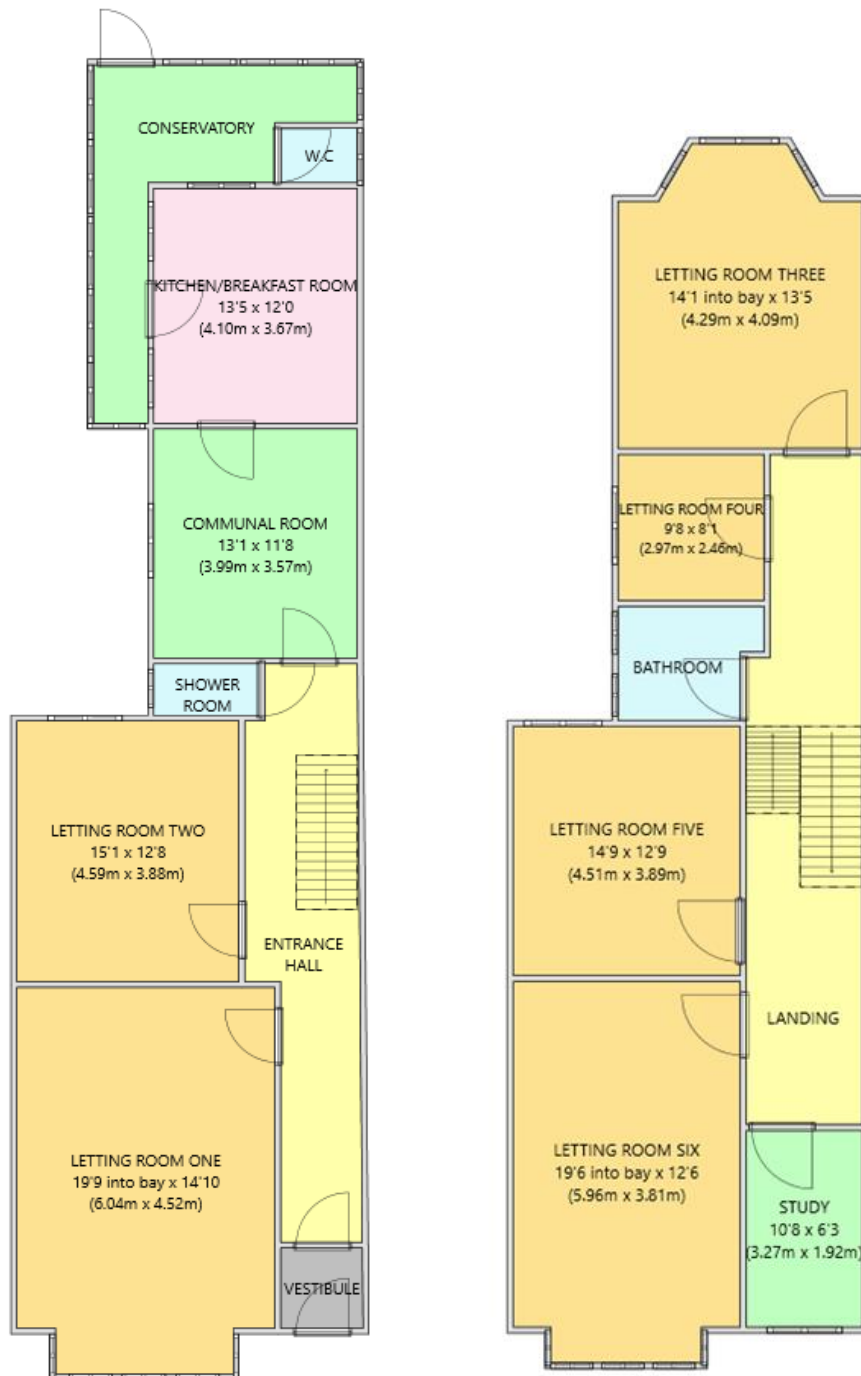
The Consumer Protection Regulations

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 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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