



Wyndham Mews, Stonehouse, Plymouth

£170,000



Key Features

- Quirky detached cottage
- Two double bedrooms and a good size single
- Open plan dining room/kitchen
- Convenient location
- Freehold
- Council tax band B
- EPC rating D





Conveniently located within a stone throw of Plymouth's City Centre, this property is brought to the market with NO CHAIN!

Tenure: Freehold
Council tax band - B
EPC Rating - D

The property is finished neutrally throughout with characteristic wooden beams to the ceiling. Open-plan kitchen and dining room area comprises wooden effect fitted upper and base units with matching drawers, integrated cooker with hob and extractor overhead. Inset sink with drainer and mixer tap over. The living room is also accessed via the dining room. Feature fireplace.

Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Stairs from the dining room area lead to the upstairs landing where you have access to two double bedrooms, a good size single and the shower room.

Comprising of walk in shower cubical with wall mounted shower riser and head, low rise toilet with push flush, hand basin with pedestal and mixer tap, the shower room is painted white with large beige tiles to splashback areas.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise.



The property currently has a tenant in situ and currently achieves £9,000pa. There is room to increase to the market rental value of £10,200pa which would then produce an estimated yield of approx. 6%. The property can be sold with the tenant or with vacant possession. In which case, notice will be served to the tenant once a sale has been agreed and solicitors have been instructed.

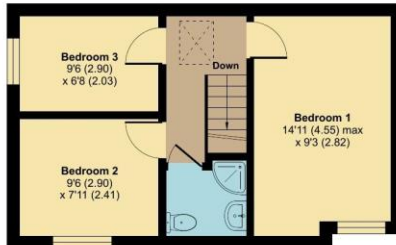
If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Wyndham Mews, Plymouth, PL1

Approximate Area = 784 sq ft / 72.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Northwood. REF: 1080013



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

