



Maker View, Stoke, Plymouth

OIRO £200,000



## Key Features

- End-terrace house
- Three bedroom
- Open plan living room/dining area
- Off-road parking
- Front and rear garden
- Popular location
- EPC rating E
- No chain
- 5.4% yield





A brilliant opportunity to purchase a deceptively spacious three-bedroom end-terrace house in the popular residential area of Stoke. Complete with off-road parking and low maintenance front and rear gardens, the property is excellently located within walking distance to the City Centre, local bus routes, shops and primary and secondary schools.

The property is neutrally decorated throughout. On entering the property you will find a light and spacious, carpeted hallway which leads through to the living room/dining area benefitting from lots of light let in from both windows.

This then leads through to the modern fitted kitchen which has matching white upper and base units with matching drawers and a grey glass splash back. Free standing oven with gas hob over. Inset sink with mixer tap and drainer.

The garden is terraced, low-maintenance, paved and a great space for outdoor dining.

Following on to upstairs, there are two, carpeted double bedrooms and a good-sized single bedroom. The bathroom is also located upstairs with a light, tiled shower room. Benefitting from an electric shower and heated towel rail. Conveniently, the W/C is separate to the family bathroom.

Both bedroom one and two are good-sized doubles which allow for plenty of furniture and has large UPVC windows allow a lot of natural light to flow through. The third bedroom is a good-sized single which could function as an office room or cot room.

The property benefits from double glazing and a gas central heating system.

OFFERED TO THE MARKET WITH NO CHAIN!  
The property currently has a tenant in situ and earns an annual rental market rent figure of £10,800 and a 5.4% yield, with is room to increase. 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.

Freehold  
Council tax B  
EPC E

#### 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.

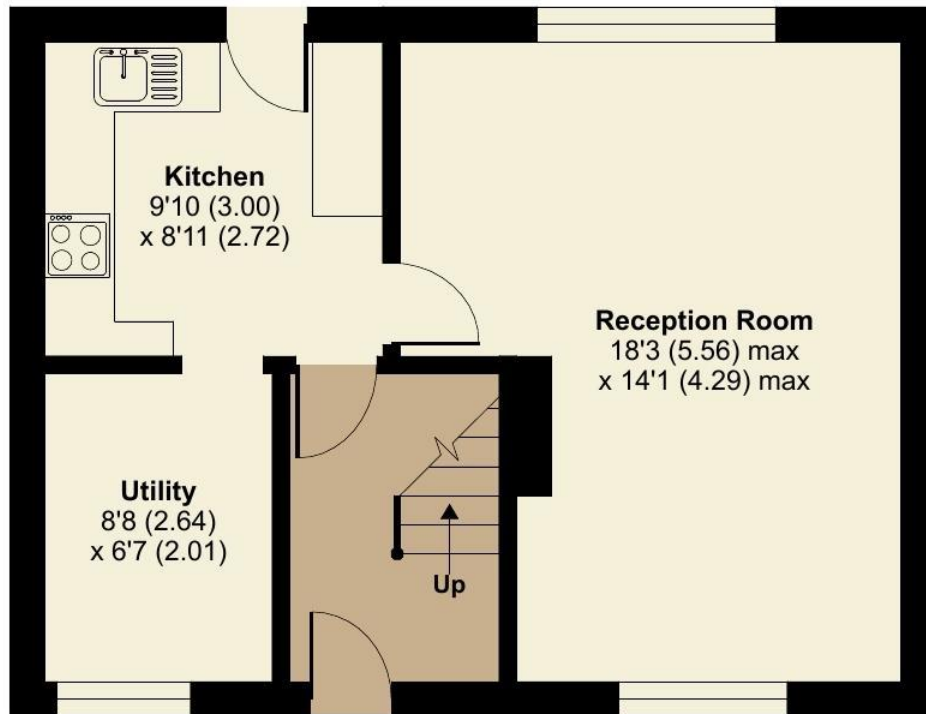
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If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

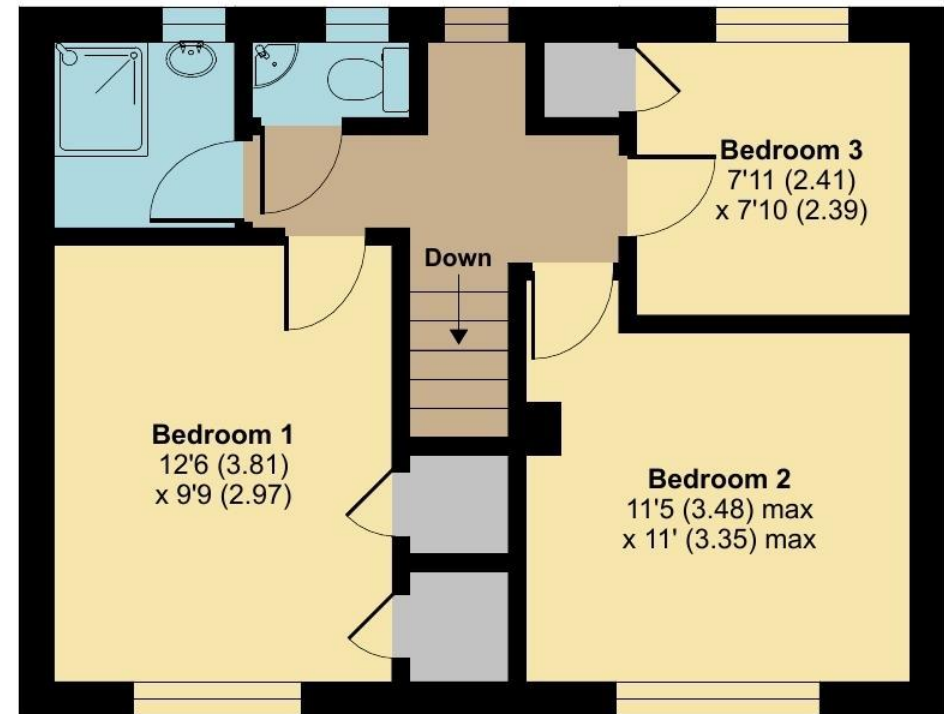
# Maker View, Plymouth, PL3

Approximate Area = 898 sq ft / 83.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

