



Cecil Avenue, St Jude's, Plymouth



4/5



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OIRO £250,000

- Four/five terraced home
- Traditional characteristics throughout
- Spacious
- Would benefit from cosmetic upgrading
- Close to City Centre
- Freehold
- Council tax band B
- EPC rating D



NO ONWARD CHAIN!

Conveniently located within a short distance to the City Centre is this generously spacious five-bedroom terraced home. Full of traditional character, you enter the property into the hallway, which provides access to all rooms on the ground floor. Under stair storage.

Located to the front aspect of the property, the large living room features a bay window and is beautifully finished with traditional ceiling rose and coving. The downstairs fifth bedroom/dining room overlooks the rear courtyard and again, is finished with ceiling rose and coving. Ground floor shower room.

Moving into the breakfast room and kitchen, which would benefit from upgrading, free standing cooker with hob and fridge-freezer. Matching worktops to both rooms and inset sink with drainer and mixer tap over. The rear courtyard and service lane is accessed via the kitchen.

Upstairs, are the further four bedrooms, three being extremely spacious double and the third a single. The Baxi boiler is housed in the second bedroom cupboard. The family bathroom, with electric shower over the bath would again whilst in a working order, would benefit from upgrading.



The property has been a well-loved home and would benefit from general cosmetic decoration throughout. It boasts traditional characteristics and needs to be viewed to appreciate all of the features!

Additional benefits include, gas central heating with radiators to each room and double glazing. The furniture can be sold with separate negotiation between the Purchaser and Seller.

This property is currently tenanted and earns an annual market rental figure of £13,800pa, with room to increase. The current rent producing a yield of approx. 5.5% making the property a great buy for a Landlord as can be sold with a tenant in situ!

The property can also be sold with vacant possession. Should the purchaser wish to purchase the property for any other reason other than as a rental, notice will be served to the current tenant once an offer has been accepted between the Seller and Purchaser.

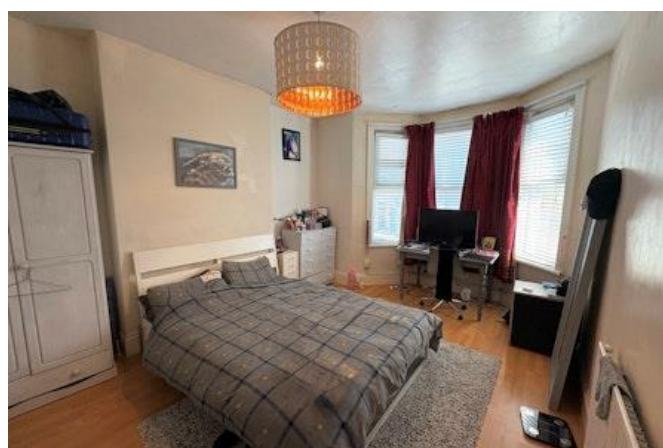
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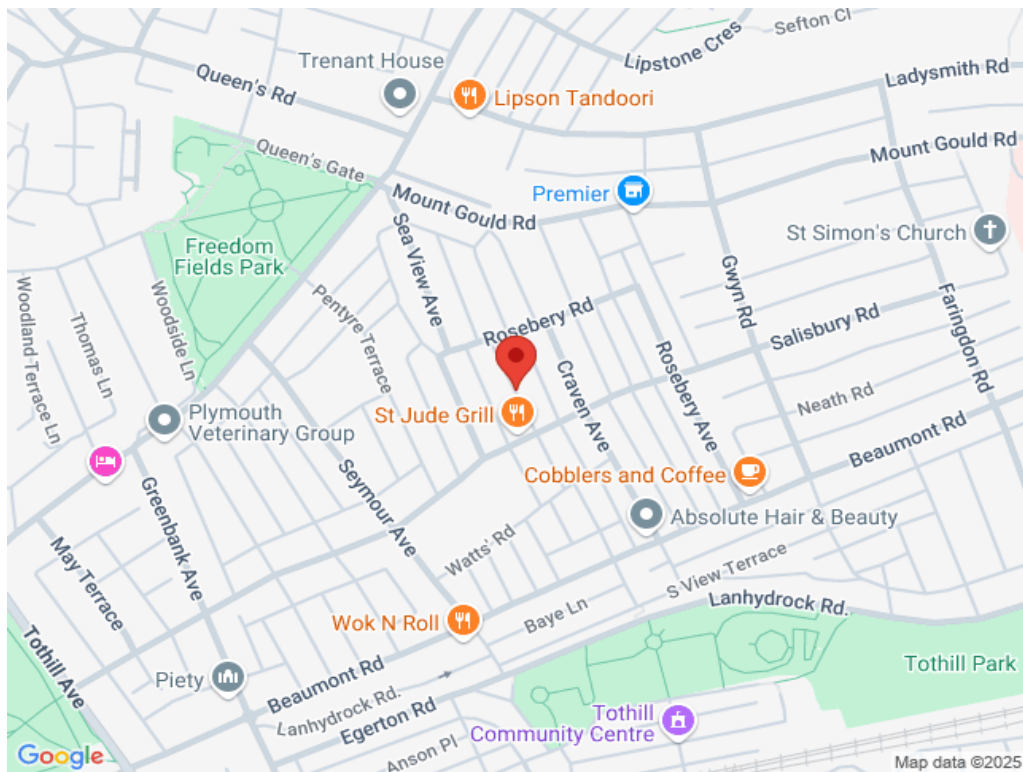
If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.







GROUND FLOOR



Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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