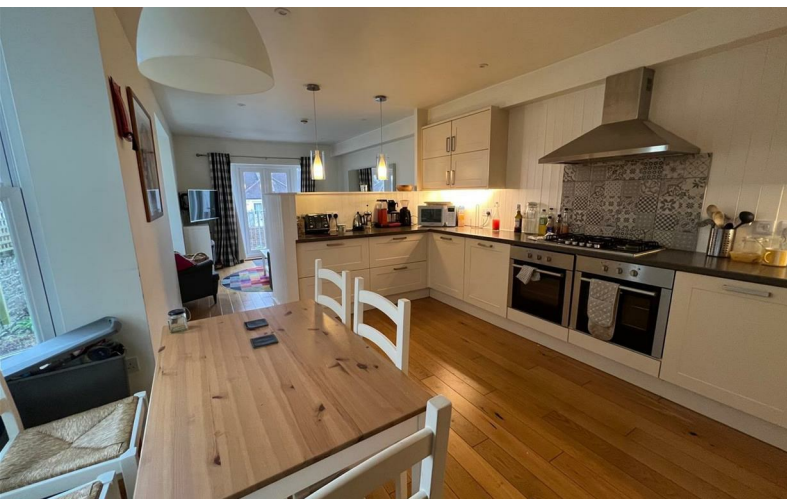




45 Palmerston Street

Stoke, Plymouth, PL1 5LL

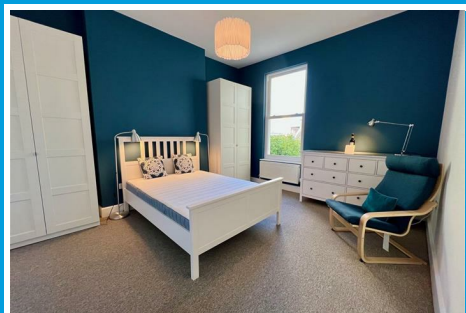
£350,000



45 Palmerston Street

Stoke, Plymouth, PL1 5LL

£350,000



PALMERSTON STREET, STOKE, PLYMOUTH, PL1 5LL

THE PROPERTY

A substantial mid-terraced house which is understood to have been re-built circa.1947 and which was purchased in 2008. Since then major works undertaken (between 2008 and 2012) including comprehensive upgrading, improvement, refurbishment and remodelling of the layout. Works done to an exceptionally high standard with high quality specification and finish. Major works have included new roof coverings, new rendering, re-decoration, new electrics, central heating and a high level of internal insulation to the outside walls. Under floor heating to the living area and bathroom and wet room.

A substantial investment property laid out as a five bedroom letting house with HMO in place. The rooms are let individually to professional working tenants and overall it now currently generates in excess of £36,000 gross per annum.

On the ground floor with living accommodation, in the tenement section providing a spacious modern fitted kitchen/dining room, the kitchen fitted to a high standard, two integrated ovens, other quality appliances included, under floor heating. Sitting area with bay window to the side and French doors and window overlooking the rear garden. Two generous size double bedrooms and a downstairs wc. At first floor level 3 further good size double bedrooms, the back bedroom with high vaulted ceiling, 'Velux' windows, wet room and bathroom both with under floor heating. The bathroom and wet room have a distinct 'WOW' factor with curved tiled walls. Each room with door entry phone handset.

Externally a small area of frontage and to the rear a delightful landscaped enclosed southerly facing back garden.

The property is being sold as a going concern/investment property with tenants in place.

LOCATION

Set on the south side of Palmerston Street in this popular area of Stoke with a good variety of local services and amenities nearby.

ACCOMMODATION

HALL

W.C.

White modern suite with close coupled wc and wall hung wash hand basin. Cupboard housing mains electric consumer unit.

LIVING ROOM

28'9" x 13'3" max (8.76 x 4.04 max)

KITCHEN/BREAKFAST ROOM

15'11" x 13'3" (4.85 x 4.04)

Sash style uPVC double glazed bay window to the side. Quality modern fitted with an excellent range of cupboard and drawer storage set in wall and base units along two sides. Pull out drawer unit. Soft close doors. Work surface with splashbacks. Stainless steel sink with mixer tap. Quality integrated appliances include five ring variable size gas hob with extractor hood over and two electric fan assisted ovens under. Two tall frost free separate 'Samsung' larder style fridge and freezer. Hardwood flooring. Various ceiling lighting with pendant light points over the table and food preparation area. Downlighters. Hard wired smoke detector. Arch to:

LOUNGE

13'3" x 12'2" (4.04 x 3.71)

Light and airy with wide uPVC double glazed sash style window to the side and PVC double glazed French doors overlooking the back garden. Downlighters. Hard wired smoke detector. Storage cupboard and display shelving.

Tel: 01752 664125

ROOM 1

Bay window to the front.

ROOM 2

14'7" x 12'6" max (4.44 x 3.81 max)

Window to the rear.

FIRST FLOOR

LANDING

Ceiling with various lighting including uplighters. Hard wired smoke detector. High level 'Velux' double glazed window to the rear elevation. Utility cupboard 7' x 2'9" housing the large capacity hot water tank. 'Vaillant' gas fired boiler servicing a pressurised central heating system and time control. Automatic washing machine and tumble dryer. Access hatch to loft.

WET ROOM

Semi-circular shaped. Fully tiled walls and floor. Thermostatically controlled shower with hand held mixer and overhead spray. Wall hung wash hand basin.

BATHROOM

Window to the side. Quality white modern suite with wall hung wash hand basin and wc with concealed cistern. Panelled bath with mixer tap and shower attachment. Tiled walls and floor. Chrome ladder radiator. Various downlighters. Extractor fan.

ROOM 3

19'1" x 14'6" (5.82 x 4.42)

Spacious light and airy with two windows to the front.

ROOM 4

14'8" x 12'8" (4.47 x 3.86)

Window to the rear with long views.

ROOM 5

11'0" x 12'0" in part 15'2" max (3.35 x 3.66 in part 4.62 max)

Window to the rear with views. High part sloping ceiling with two 'Velux' double glazed roof lights.

EXTERNALLY

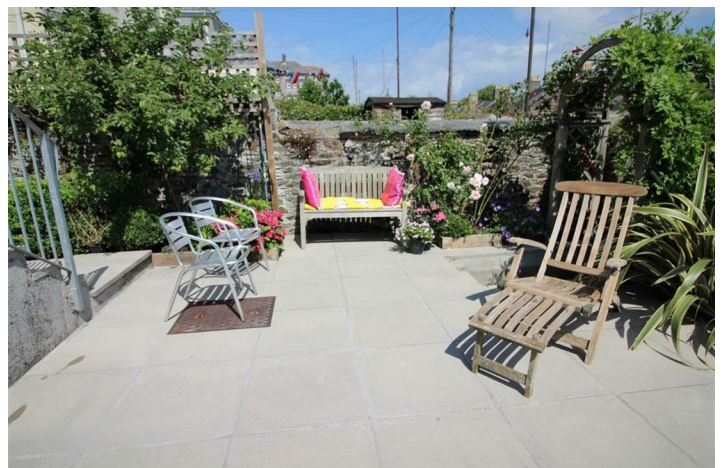
A small area of front garden with two Bay trees and ornamental bushes.

To the rear a walled courtyard garden landscaped for low maintenance. A wide paved patio and seating terrace with well stocked borders to the perimeter containing a variety of ornamental bushes, shrubs and plants. Timber pergola and arch with access door to the rear service lane. Outside water tap. Power point and lighting.

AGENTS NOTE

Tenure - Freehold

Plymouth City Council - Band C.



Road Map



Hybrid Map



Terrain Map



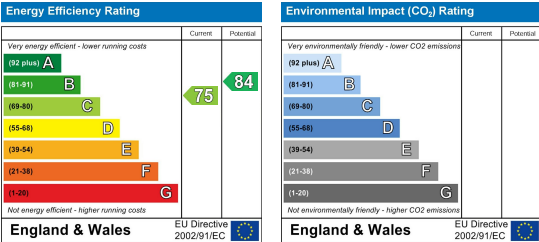
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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