



Sea View Avenue | | Plymouth | PL4 8RU

Asking price £300,000



COPP ESTATES

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BEGINS

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CALLING INVESTORS – 10% GROSS YIELD!

Situated in the desirable and sought-after area of Lipson, this spacious period terraced property presents an outstanding investment opportunity. Offering a potential annual income of £30,000 and a gross yield of 10%, this is an ideal addition to any investor's portfolio.

The property has been lovingly maintained by its current owners, who have taken care to restore and retain a wealth of original features. The ground floor boasts a bright and welcoming living room, filled with natural light from its stunning large bay windows and tastefully decorated to create a stylish yet comfortable space, perfect for socialising or relaxing. Adjacent to this is a separate dining room and a generously proportioned kitchen/breakfast room, which has been modernised to meet contemporary standards. Also on this level is a convenient shower room.

- 10% Gross Yield
- 3 Bathrooms
- Fully Let
- Generating £30k Gross Per Year
- Close to City Centre
- Great Condition



Total floor area 133.7 sq.m. (1,439 sq.ft.) approx
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	51	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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