



Connells

Knighton Road
Plymouth



Property Description

A Five double bedroom FULLY LICENSED HMO. Offering an enviable purchase for any investor looking for an excellently located property prime for the universities, amenities and transport links. With rental potential of £31,000 per annum, internal viewings advised!

The accommodation comprises; on the ground floor, Two double letting rooms with double glazed window to front aspect, A spacious kitchen/lounge area, fitted with a modern kitchen with range of wall and base units with work surfaces over. A generous communal lounge, with doors leading to a porch, to complete the downstairs is a W.C.

First Floor houses Three further letting rooms, with shower rooms comprising; walk in shower, W.C & basin. To complete the first floor is a separate W.C.

Externally there is a small communal courtyard, while you will find easy on street parking at the front of the property.

Internal viewings come highly recommended. Call now to arrange your viewing.

Lounge

12' 4" x 13' 2" (3.76m x 4.01m)

Double glazed window to the side aspect, door leading to kitchen.

Kitchen

11' 8" x 14' 3" (3.56m x 4.34m)

Double glazed window to rear aspect, a range of matching wall and base units, vinyl flooring and ceiling light.

Bedroom 3

11' 8" x 14' 3" (3.56m x 4.34m)

Double glazed bay to the front aspect, letting room, carpet flooring and ceiling light.

Bedroom 4

12' 2" x 14' 3" (3.71m x 4.34m)

Double glazed bay to the front aspect, letting room, carpet flooring and ceiling light.

Bedroom 1

10' 2" x 14' 6" (3.10m x 4.42m)

Double glazed bay to the front aspect, letting room, carpet flooring and ceiling light.

Bedroom 2

12' 6" x 12' 9" (3.81m x 3.89m)

Double glazed window to the rear aspect, letting room, carpet flooring and ceiling light.

Bedroom 5

12' 2" x 14' 3" (3.71m x 4.34m)

Double glazed bay to the front aspect, letting room, carpet flooring and ceiling light.

Shower Room

6' 8" x 8' 8" (2.03m x 2.64m)

Walk in shower cubicle, W.C, hand basin, vinyl floor and ceiling light.

W.C









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/PLH310297

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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