



Connells

Hamilton Gardens
Plymouth



Property Description

A well maintained SIX bedroom FULLY LICENSED HMO. Currently being sold with no onward chain. With potential rental income of £3,500 per calendar month, offering an attractive investment for any discerning purchaser looking to diversify their portfolio.

Located just a short walk to Plymouth University, City Centre & Mutley Plain.

The accommodation comprises; on the ground floor, Two double letting rooms and a spacious kitchen/dining area to the rear. Fitted with a modern kitchen with range of wall and base units with work surfaces over.

To the lower ground floor you will find a generous communal lounge, with doors leading to a private enclosed courtyard.

4 letting rooms, with two en-suite shower rooms and two shower rooms. Up to the second floor is the last of the seven letting rooms, benefiting from an en-suite shower room.

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

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

Entrance Hall

Lower Ground Floor

Reception Room

17' 9" x 11' 6" (5.41m x 3.51m)

Ground Floor

Lounge/Bedroom

16' 7" x 12' 9" (5.05m x 3.89m)

Bedroom 4

12' 8" x 10' 8" (3.86m x 3.25m)

Kitchen

15' 3" x 12' 9" (4.65m x 3.89m)

First Floor

Bedroom 2

12' 9" x 12' 1" (3.89m x 3.68m)

En-Suite

Bedroom 3

16' 2" x 11' 6" (4.93m x 3.51m)

Bedroom 6

10' 3" x 8' 4" (3.12m x 2.54m)

Bedroom 5

13' 2" x 11' 4" (4.01m x 3.45m)

En-Suite

Bathroom

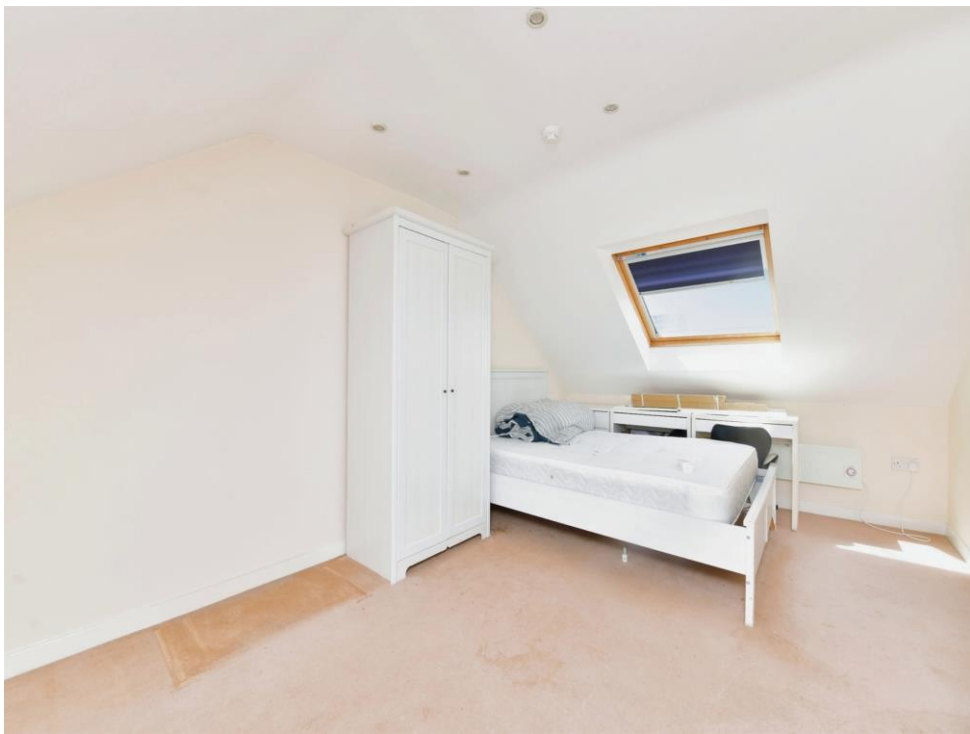
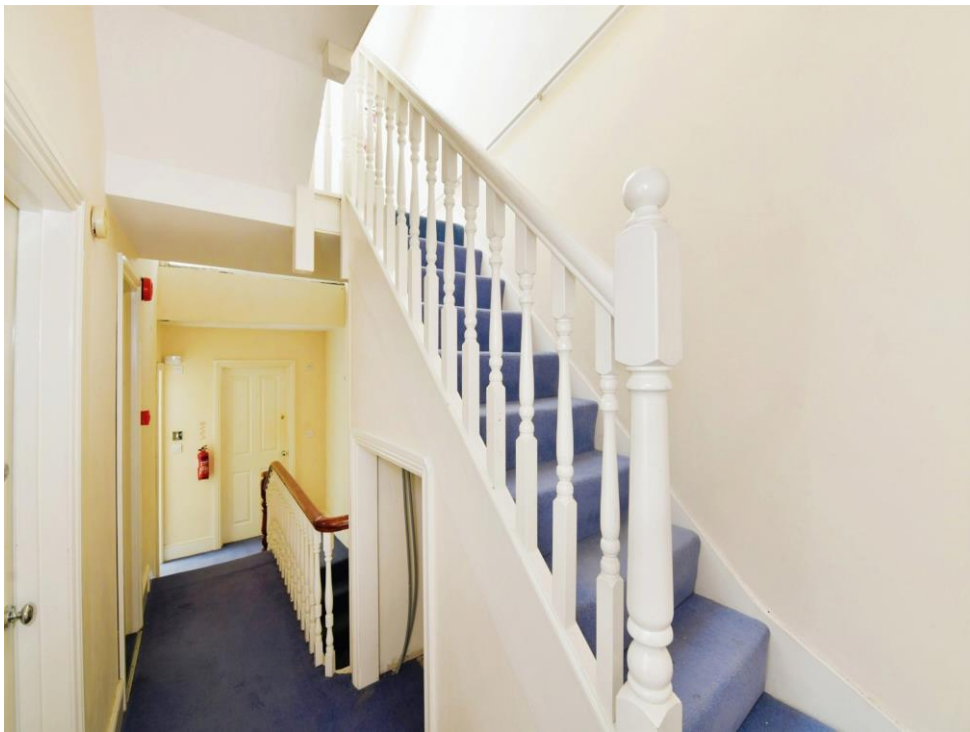
Second Floor

Bedroom 1

18' 7" x 10' 5" (5.66m x 3.17m)

En-Suite









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

Tenure: Freehold

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Property Ref: PLH311002 - 0004