

for sale

offers over **£320,000** Freehold



Belmont Place Plymouth PL3 4DN

OFFERS OVER - £320,000 This Eight bedroom Multi let property has a current HMO license and when fully let provides a fantastic return on your investment of over 10% yield. The property is decorated to a good standard and comes with no onward chain. To book a viewing please call 01752674467

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Property Details

Entrance

Through a wooden door into the porch. Secondary wooden frosted door into the entrance hallway. Smooth ceiling. Ceiling mounted light point. Two double wall mounted radiators. Door to letting room one. Door to letting room two. Door to letting room three. Stairs rising to the first floor, with a couple of steps down towards kitchen area. Rear access. Additional staircase down to basement and letting room one.

Letting Room Two 18' x 15' 10" (5.49m x 4.83m)

uPVC glazed windows to the front aspect. Smooth ceiling. Ceiling rose. Ceiling mounted light point. 1930's art deco style feature fireplace. Two double wall mounted radiators.

Letting Room Three 13' 11" x 13' 6" (4.24m x 4.11m)

uPVC glazed window to the rear aspect. Smooth ceiling. Ceiling rose. Ceiling mounted light point. Coving. Dado rail. 1930's feature fireplace. Double wall mounted radiator.

First Floor Kitchen 15' x 9' (4.57m x 2.74m)

uPVC glazed window to side aspect. Smooth ceiling. Ceiling mounted spotlights. Loft hatch to the rear tenement. Matching wall and base units with complimentary work surface over. Stainless steel one and a half bowl sink with drainer unit and monoblock mixer tap. Space and plumbing for an under counter washing machine. Space for under counter fridge and freezer. Open cupboard housing combination boiler. Double wall mounted radiator. Door leading through to bathroom.

Bathroom 15' 11" x 11' 11" (4.85m x 3.63m)

uPVC double glazed frosted window to the side aspect. Smooth ceiling. Ceiling mounted spotlights. Stylish traditional roll top bath complementing traditional style radiator. W/C with a pedestal wash hand basin. Double wall mounted radiator. Door leading into a shower cubicle with rainforest shower. Ceiling mounted light point. Extractor fan and uPVC double glazed frosted window to the side aspect.

Staircase To Basement

Handrail. Ceiling mounted light point. Wall mounted radiator. Secondary access. Wooden door with fire safety glass. Four steps up to parking area.

Letting Room One 18' 4" x 15' 11" (5.59m x 4.85m)

uPVC double glazed window to front aspect. Smooth ceiling. Ceiling mounted light point. 1930's feature fireplace with decorative half and wooden surround. Double wall mounted radiator.

First Level Staircase

Dog-leg staircase with a split landing. Door through to communal dining area and through to kitchen.

Dining/communal Area 12' 1" x 10' 11" (3.68m x 3.33m)

uPVC double glazed window to the side aspect. Textured ceiling. Ceiling mounted light point. 1930's fireplace with half and decorative wooden surround. Double wall mounted radiator. Door through to kitchen.

Kitchen 12' 11" x 10' 11" (3.94m x 3.33m)

uPVC double glazed window to the rear aspect. Textured ceiling. Ceiling mounted spotlights. Single wall mounted radiator. Wall mounted combination boiler. 1930's fireplace with half and decorative wooden surround. Space for two large freestanding fridge/freezers. Matching wall and base units with a complimentary work surface over. Composite one and a half bowl sink with drainer unit and a monoblock mixer tap. Space and plumbing for a gas hob with oven under and filter hood over.

Door To Shower Room

uPVC double glazed frosted window to the side aspect. Plastic panel ceiling. Ceiling mounted light point. Pedestal wash hand basin. Large walk in shower cubicle. Double wall mounted radiator.

Door To Seperate W/c

Door through to letting room four. Door through to letting room five. Double wall mounted radiator.

Letting Room Four 14' x 13' (4.27m x 3.96m)

uPVC double glazed window to the rear aspect. Smooth ceiling. Ceiling mounted light point. Two storage cupboards either side of chimney breast. 1930's fireplace. Double wall mounted radiator.

Letting Room Five 20' x 18' (6.10m x 5.49m)

uPVC double glazed bay window to front aspect. Smooth ceiling. Ceiling rose. Ceiling mounted light point. Additional uPVC double glazed window. Two double wall mounted radiators. 1930's fireplace.

Third Level Staircase

Single sash window to the rear aspect. Dog-leg staircase. Smooth ceiling. Ceiling mounted light point. Loft access. Door to letting room six. Door to letting room seven. Door to letting room eight.

Letting Room Six 14' x 12' 1" (4.27m x 3.68m)

uPVC double glazed window to the rear aspect. Textured ceiling. Ceiling mounted light point. Two storage cupboards either side of chimney breast. 1930's fireplace. Double wall mounted radiator.

Letting Room Seven 18' x 13' (5.49m x 3.96m)

uPVC double glazed bay window to the front aspect. Smooth



ceiling. Ceiling mounted light point. Double wall mounted radiator. Views of Devonport, Mount Edgcumbe, Mount Batten, Bovey sand.

Letting Room Eight 10' x 6' (3.05m x 1.83m)

uPVC double glazed bay window to the front aspect. Smooth ceiling. Ceiling mounted light point. Double wall mounted radiator. Views of Devonport, Mount Edgcumbe, Mount Batten, Bovey sand.

Outside

Front of property benefits from two parking spaces. Garden access through concrete path from ground floor hallway to rear property. To the rear of the property is a lovely grass garden area with an apple tree, bike shed and gated access.



To view this property please contact Connells on

T 01752 674 467
E plymouth@connells.co.uk

32 Mannamead Road
PLYMOUTH PL4 7AA

Tenure: Freehold

EPC Rating: E

Property Ref: PLH307040 - 0011

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