



Clayton Road, St Judes, Plymouth PL4 9PU

welcome to

Clayton Road, St Judes, Plymouth

FANTASTIC INVESTMENT PROPERTY!! This incredibly spacious CHAIN FREE property arranged as TWO SELF CONTAINED FLATS is not to be missed: Boasting over a 6% YIELD (with the potential for more) in an extremely sought after location CENTRAL TO PLYMOUTH, call to view TODAY



Flat 1

Kitchen / Breakfastroom

11' 3" x 10' 4" (3.43m x 3.15m)

Rear facing window, side facing door, fitted kitchen, matching wall and base units, worksurface, tiling, space and plumbing for a washing machine, stainless steel drainer sink, space for freestanding gas cooker, gas central heating boiler.

Master Bedroom

14' 2" x 10' 8" (4.32m x 3.25m)

Front facing window, radiator.

Living Room

12' 2" x 10' 9" (3.71m x 3.28m)

Rear facing window, radiator, TV point, wall lights.

Bathroom

Rear facing window, radiator, bath with mixer taps, low level wc, wash hand basin, tiling.

Rear Garden

Flat 2

Living Room (or Bedroom)

12' 4" x 10' 7" (3.76m x 3.23m)

Rear facing window, radiator.

Bedroom 1

14' x 10' 9" (4.27m x 3.28m)

Rear facing window, radiator.

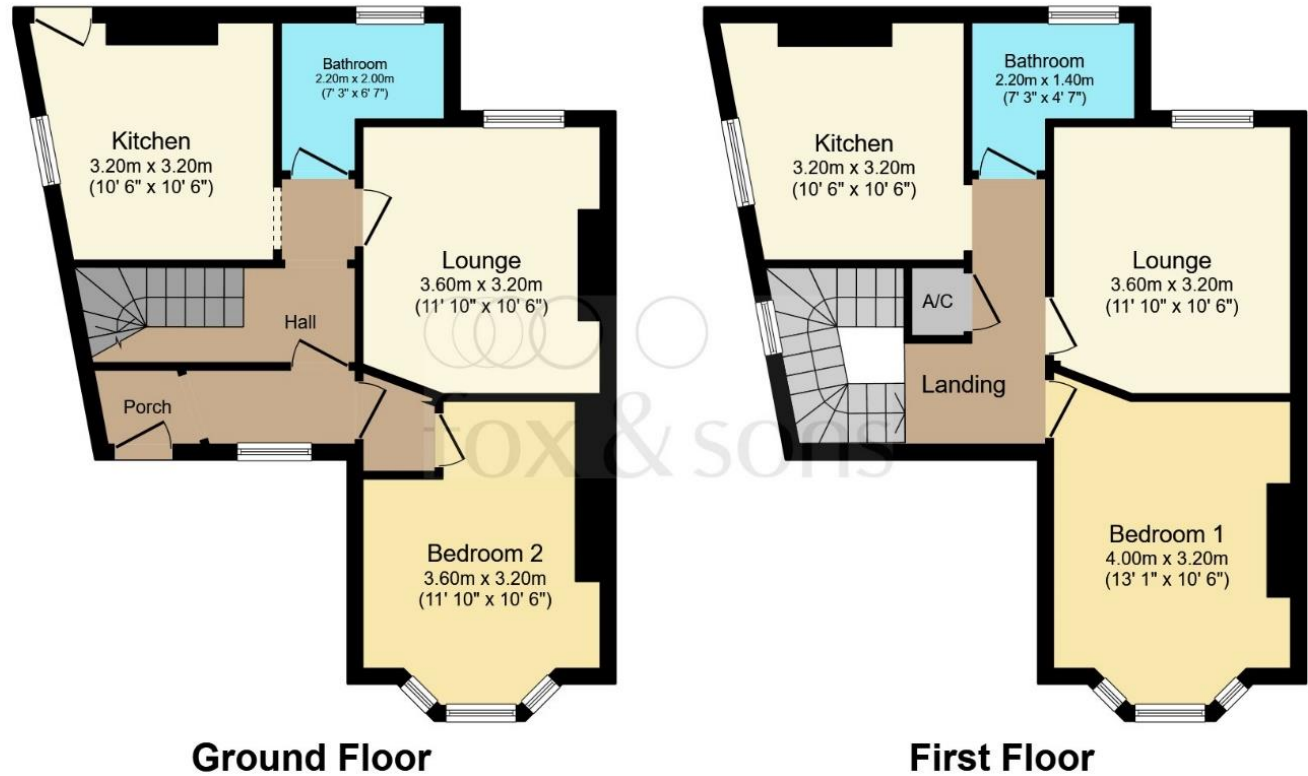
Kitchen / Diner

11' 6" x 11' 1" (3.51m x 3.38m)

Rear facing window, fitted kitchen, matching wall and base units, worksurface, tiling, space and plumbing for a washing machine, stainless steel drainer sink, space for freestanding gas cooker, gas central heating boiler.

Bathroom

Rear facing window, bath with mixer taps, low level WC, wash hand basin, radiator, tiling.



Total floor area 96.4 sq.m. (1,038 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.



view this property online fox-and-sons.co.uk/Property/MUP107730



welcome to

Clayton Road, St Judes, Plymouth

- End terrace house
- NO ONWARD CHAIN
- Arranged as two self contained flats
- Over a 6% yield with the potential from more
- Two kitchens and two bathrooms

Tenure: Freehold EPC Rating: D

from

£159,250



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MUP107730



Property Ref:
MUP107730 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01752 662777



MutleyPlain@fox-and-sons.co.uk



28 Mannamead Road, Mutley Plain,
PLYMOUTH, Devon, PL4 7AA



fox-and-sons.co.uk