



Salcombe Road, Plymouth PL4 7NE

welcome to

Salcombe Road, Plymouth

***** FULLY LICENSED & FULLY LET 5 BED HMO *****

A fantastic INVESTMENT opportunity with FIVE BEDROOMS and FULLY LET. Along with TWO SHOWER ROOMS, a lovely REAR GARDEN and ROOF TERRACE for the tenants to enjoy. Generating approximately £28,000 INCOME PER ANNUM boasting roughly a 9% YIELD. Call today!



Entrance Hall

Doors to bedrooms 1 and 2, hallway to the kitchen/diner with a radiator and stairs to the first floor.

Bedroom 1

17' 5" max x 13' 7" max (5.31m max x 4.14m max)
Double glazed bay window to front elevation, radiator, shelving with a fireplace.

Bedroom 2

14' 1" max x 11' 5" max (4.29m max x 3.48m max)
Double glazed window to rear elevation, radiator and fireplace.

Kitchen

7' 2" x 10' 6" (2.18m x 3.20m)
White gloss wall and base units, fridge freezer and microwave. Double glazed window to rear elevation, patio doors to the rear garden.

Lounge

17' 6" max x 11' 9" max (5.33m max x 3.58m max)
Double glazed obscure window to side elevation, storage cupboard, radiator and archway to kitchen.

First Floor Landing

Access to two shower rooms, steps up to bedrooms 3,4 and 5 with stairs to the roof terrace.

Bedroom 3

17' 3" max x 12' 3" max (5.26m max x 3.73m max)
Double glazed window to front elevation and radiator.

Bedroom 4

14' 4" max x 12' 1" max (4.37m max x 3.68m max)
Double glazed window to rear elevation and radiator.

Bedroom 5

14' max x 8' 3" max (4.27m max x 2.51m max)
Double glazed window to front elevation and radiator.

Main Shower Room

Space for a bath, shower cubicle, pedestal sink and WC with a double glazed obscure window to rear elevation.

Shower Room

Shower cubicle with electric shower, pedestal sink, WC and double glazed obscure window to side elevation.

Rear Garden

A patio area with a path leading to the lawn area with a gate to rear access. There are also two under-house stores which is handy for additional storage and bike storage etc.

Roof Terrace

A fantastic roof terrace with access from stairs of the first floor landing with patio doors leading to the roof terrace offering far stretching views.



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welcome to

Salcombe Road, Plymouth

- Five Bedroom Licensed HMO
- Fully Let
- Roof Terrace With Wonderful Views
- Two Shower Rooms
- Spacious Lounge

Tenure: Freehold EPC Rating: C

offers in the region of

£315,000



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.foxagent.com



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Property Ref:
MUP107969 - 0004

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