

clever



3 Wellington Street

, Plymouth, PL4 8NB

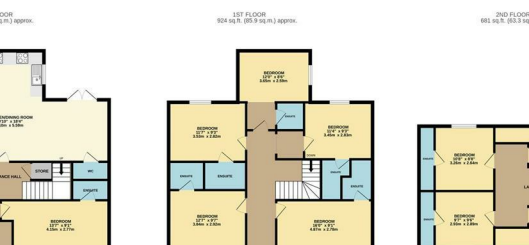
Asking price £475,000



*****SOLD, SUBJECT TO CONTRACT BEFORE HITTING THE MARKET! IF YOU ARE LOOKING TO SELL CALL US TODAY FOR YOUR FREE, NO OBLIGATION VALUATION*****

Substantial HMO property located in a desirable, central location offering fantastic investment opportunity, Having 11 en-suite Letting Rooms, extremely spacious Communal Living/Dining/Kitchen Area, additional Bathrooms and separate WC's.

Additionally the property benefits from gas fired central heating. double glazing and has been refurbished throughout.



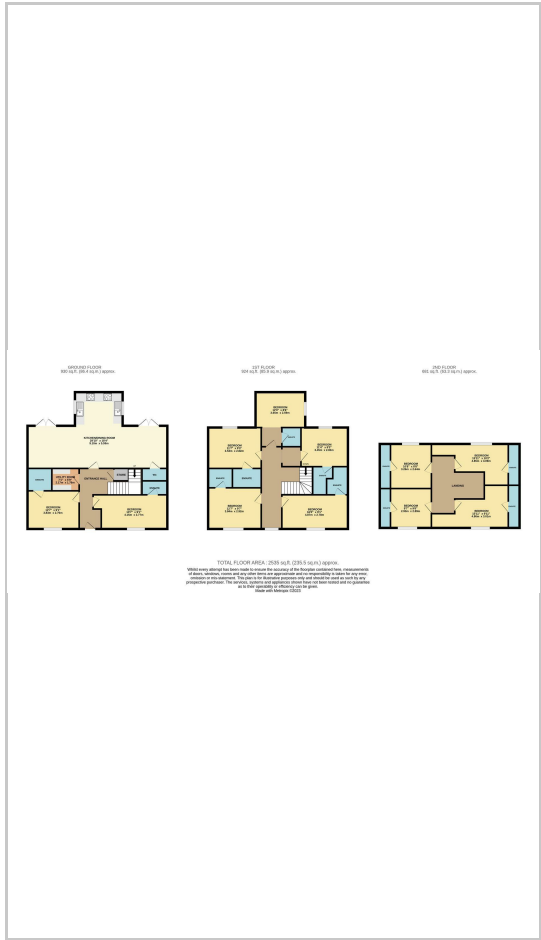
TOTAL FLOOR AREA: 2535 sq ft (235.5 sq m) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, stairs and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown here have not been tested and no guarantee as to their quantity or efficiency can be given. [EPC and EPC2020](#)

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.