

clever



36 West Hill Road

, Plymouth, PL4 7LF

Guide price £210,000



GUIDE £210,000 TO £220,000

FANTASTIC INVESTMENT OPPORTUNITY - IMMACULATE THREE BEDROOM PERIOD HOME FULLY LET TO STUDENTS FOR THE NEXT ACCADEMIC YEAR PRODUCING £20,250 GROSS INCOME.

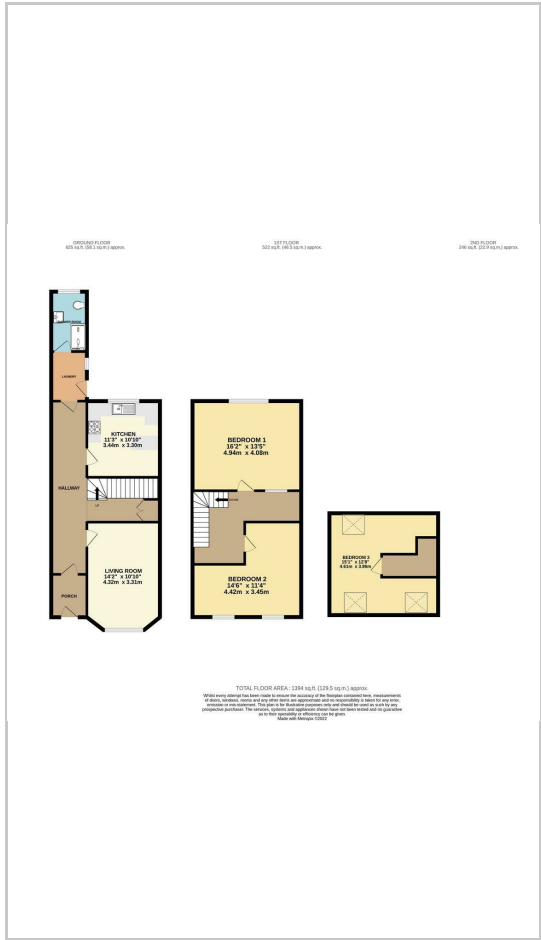
Clever Estate Agents are delighted to offer to the market this fantastic, well maintained period home situated in a popular residential location. The property's situation is close to a wealth of local amenities and Plymouth University and provides a rear "Home from Home". The accommodation spans three floors comprising Entrance Porch, Entrance Hallway, comfortable communal Living Room with feature fireplace, well appointed fitted Kitchen, useful Utility Room, modern Shower and three generous Bedrooms. Additional benefits include detached Garage and enclosed Garden. Additionally the property has a detached GARAGE which is let at £65PCM. This is simply a must view investment.



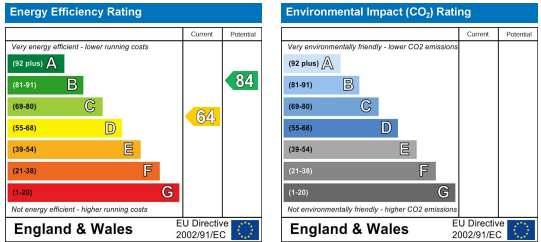
Area Map



Floor Plans



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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