

# clever



## 55 Ebrington Street

, Plymouth, PL4 9AA

**Guide price £850,000**



\*\*\*GUIDE PRICE £850,000 TO £900,000\*\*\*

Welcome to Ebrington Street, Plymouth - a vibrant location with a property that offers endless possibilities! This mid-terrace house boasts a unique blend of commercial and residential spaces, making it a versatile investment opportunity.

One of the standout features of this property is the parking provision. With parking space for up to nine vehicles, you'll never have to worry about finding a spot for your car or accommodating guests. Additionally, the large additional parking area adds even more convenience for both residents and visitors.

The property's mixed commercial and residential use adds to its appeal. With 4,356 square feet of commercial space, including a shop front and extensive workshops, there is great potential for running a business while enjoying the comforts of home.

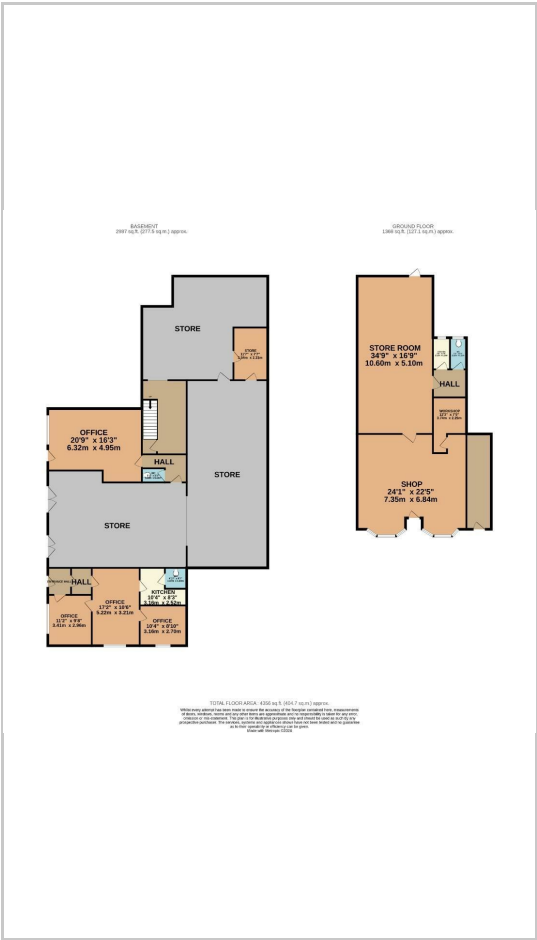
Currently, the property includes three fully let residential flats - two three-bedroom flats and one-bedroom flat. This not only provides a steady rental income but also showcases the property's attractiveness to tenants. Whether you're looking for a spacious family home, a property with business potential, or a combination of both, this house on Ebrington Street has it all. Don't miss out on the opportunity to own a piece of this dynamic neighbourhood - schedule a viewing today and let your imagination run wild with the possibilities this property has to offer!



# Area Map



# Floor Plans



# Energy Efficiency Graph

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

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