

clever



44 Chaddlewood Avenue

, Plymouth, PL4 8RF

Offers in excess of £300,000



FULLY LET UNTIL AUGUST 2026 PRODUCING £30,000 GROSS INCOME

Welcome to Chaddlewood Avenue, Plymouth - This period mid-terrace house boasts not only a sought-after central location but also exceptional HMO property. The property has enjoyed continual rental income for approx 20 years producing excellent returns.

With five generously sized bedrooms and two bathrooms, this property offers ample space for comfortable living or lucrative letting opportunities. The modern kitchen and bathrooms add a touch of contemporary style to this characterful home, making it a desirable choice for those seeking a blend of tradition and modernity.

Currently producing an impressive income of approximately £30,000, this property is not only a place to call home but also a smart investment opportunity. Whether you're looking to expand your property portfolio or simply searching for lucrative first buy to let this property on Chaddlewood Avenue has the potential to meet your needs.

Don't miss out on the chance to own a piece of this vibrant neighbourhood - schedule a viewing today and discover the endless possibilities that this property has to offer. EPC D.



GROUND FLOOR
703 sq.ft. (65.1 sq.m.) approx.

1ST FLOOR
651 sq.ft. (60.4 sq.m.) approx.

GROUND FLOOR PLAN: The plan shows a PORCH leading into an ENTRANCE HALL. To the right of the hall are two BEDROOMS: one measuring 15'8" x 14'4" (4.77m x 4.36m) and another 12'5" x 11'3" (3.82m x 3.58m). To the left of the hall is a LOUNGE (11'9" x 17'4" / 3.58m x 5.18m) and a KITCHEN (10'5" x 17'4" / 3.16m x 5.18m). A staircase is located between the lounge and the entrance hall.

1ST FLOOR PLAN: The plan shows a central HALL connecting to a SHOWER ROOM, a BATHROOM, and three BEDROOMS. The bedrooms measure 11'11" x 11'13" (3.63m x 3.63m), 13'7" x 12'8" (4.74m x 3.85m), and 12'11" x 11'8" (3.94m x 3.58m). A LANDING area is also shown.

TOTAL FLOOR AREA: 1,354 sq.ft. (125.6 sq.m.) approx.

Other areas shown have been taken as best as possible by means of the best available measurements. The floor area shown is for the internal area of the property and does not include the area of the external walls, roof, garden, driveway, carport, etc. The floor area shown is for the internal area of the property and does not include the area of the external walls, roof, garden, driveway, carport, etc. The floor area shown is for the internal area of the property and does not include the area of the external walls, roof, garden, driveway, carport, etc.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 86 (Green)

Potential: 66 (Yellow)

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 86 (Green)

Potential: 66 (Yellow)

Not environmentally friendly - higher CO₂ emissions

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