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£350,000 FREEHOLD

REGENT STREET, CITY CENTRE, PLYMOUTH

A fantastic 6 DOUBLE letting room HMO Investment property, PERFECTLY located and FULLY let to Students for this academic year (25/26). Currently achieving a gross income of £42,000 per annum and will be INCREASING to £43,910 for the next academic year (26/27). Featuring 6 double letting rooms, 4 rooms with EN-SUITES, plus an additional shower room. The open plan kitchen/communal room makes a GREAT social space and you will also find a further communal seating area via the inner hall. The property is arranged over THREE levels, benefitting from spacious accommodation throughout and is offered to the market in good decorative order.



PROPERTY DETAILS

EPC – C

Council tax band – B

Solid wood door to;

ENTRANCE VESTIBULE

Archway to;

ENTRANCE HALL

Staircase to first floor, panelled radiator, doors lead off the entrance hall providing access to all ground floor rooms.

COMMUNAL ROOM

14'4 x 13'4 (4.4m x 4.1m)

Panelled radiator, UPVC double glazed window to front elevation, archway to;

KITCHEN

12'4 x 10'8 (3.8m x 3.3m)

Double bowl single drainer stainless steel sink unit with mixer tap, an extensive range of white base and eye level storage cupboards, fitted worktops, inset oven and 4 ring electric hob with extractor canopy over, part-tiled walls, integrated fridge and integrated freezer, panelled radiator, ceiling downlights, UPVC double glazed window to rear elevation, return door to entrance hall.

INNER HALL

Built-in storage cupboard opening to a further communal seating area.

FIRST FLOOR

LANDING

Staircase to second floor, boiler cupboard housing the gas boiler providing hot water and central heating, door to;

SHOWER ROOM

Glazed shower cubicle and mixer shower, low level WC, pedestal basin, extractor fan, panelled radiator, opaque UPVC double glazed window to rear elevation.

LETTING ROOM TWO

12'7 x 7'8 (3.9m x 2.4m)

Radiator, UPVC double glazed window to rear elevation. Door to;

EN-SUITE SHOWER ROOM

Glazed and tiled shower cubicle with mixer shower, pedestal basin, low level WC.

LETTING ROOM THREE

14'4 x 10'4 (4.4m x 3.2m)

Panelled radiator, UPVC double glazed window to front elevation. Door to;

EN-SUITE SHOWER ROOM

Glazed and tiled shower cubicle with mixer shower, pedestal basin, low level WC.

LETTING ROOM FOUR

11'1 x 6'8 (3.4m x 2.1m)

Panelled radiator, UPVC double glazed window to front elevation.

SECOND FLOOR

UPVC double glazed window to rear elevation, access to loft space, panelled radiator. Door to;

LETTING ROOM FIVE

10'4 x 6'8 (3.2m x 2.1m)

Panelled radiator, UPVC double glazed window to front elevation.

LETTING ROOM SIX

12'7 x 7'8 (3.9m x 2.4m)

Panelled radiator, UPVC double glazed window to rear elevation. Door to;

EN-SUITE SHOWER ROOM

Glazed and tiled shower cubicle with mixer shower, low level WC, pedestal basin, extractor fan.

LETTING ROOM SEVEN

13'7 x 9'8 max (4.2m x 3m max)

Panelled radiator, UPVC double glazed window to front elevation. Door to;

EN-SUITE SHOWER ROOM

Glazed and tiled shower cubicle with mixer shower, pedestal basin, low level WC, extractor fan.

OUTSIDE

To the rear of the property is an enclosed communal courtyard.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	85
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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