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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)

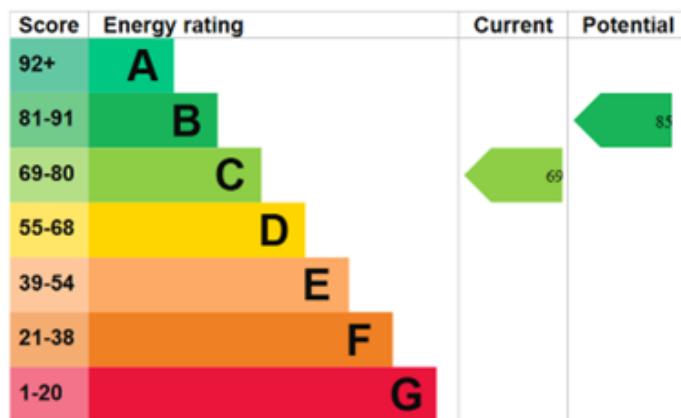
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