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**Offers In Excess Of £220,000 FREEHOLD**

**ILBERT STREET, STONEHOUSE, PLYMOUTH**

**This fantastic 5 letting room (potential for a 6<sup>th</sup> letting room) & 2 bathroom HMO Licensed property is fully let to working professionals on 12-month contracts, producing a gross income of £28,800 per annum. Making it an exciting opportunity for instant income to elevate your investment portfolio! Perfectly located near Plymouth Train Station and the City Centre, offering a combination of central access and walkable proximity to Plymouth's key attractions and transport links.**

**EPC – D**



# PROPERTY DETAILS

## COUNCIL TAX BAND – B

Solid wood door to;

### ENTRANCE VESTIBULE

Opaque UPVC double glazed door to;

### ENTRANCE HALL

Stairs to first floor with built-in storage cupboards under, panelled radiator.

### LETTING ROOM ONE

**16'5 x 15'0 (5.00m x 4.57m)**

Panelled radiator, UPVC double glazed bay window to front elevation, coving to ceiling, centre ceiling rose.

### LETTING ROOM TWO

**14'9 x 12'9 (4.50m x 3.88m)**

Coving to ceiling, panelled radiator, UPVC double glazed window to rear elevation.

### KITCHEN/DINING ROOM

**16'11 x 12'4 (5.15m x 3.75m)**

Modern white high gloss kitchen comprising base and eye level storage cupboards, inset single bowl single drainer stainless steel sink unit and mixer tap, double oven and 4 ring electric hob with extractor canopy over, wall mounted gas boiler providing hot water and central heating, panelled radiator, opaque UPVC double glazed door providing access to the rear courtyard. Archway to;

### LAUNDRY ROOM

**8'6 x 7'1 (2.60m x 2.16m)**

Plumbing for a washing machine, panelled radiator, further door to;

### BATHROOM

**7'1 x 5'8 (2.16m x 1.73m)**

White suite comprising panelled bath with mixer shower over, pedestal basin, low level WC, extractor fan, opaque UPVC double glazed window to side elevation, heated towel rail.

## FIRST FLOOR

### LANDING

Panelled radiator, opaque UPVC double glazed window to rear elevation, access to loft space.

### LETTING ROOM THREE

**13'0 x 12'9 (3.97m x 3.88m)**

Panelled radiator, UPVC double glazed window to rear elevation.

### SHOWER ROOM

**7'6 x 6'2 (2.28m x 1.87m)**

Modern white suite comprising corner glazed shower cubicle and electric shower, pedestal basin, low level WC, panelled radiator, extractor fan, opaque UPVC double glazed window to side elevation.

**LETTING ROOM FOUR****12'4 x 7'11 (3.75m x 2.42m)**

Panelled radiator, UPVC double glazed window to rear elevation.

**LOUNGE/POTENTIAL SIXTH LETTING ROOM****12'1 x 10'5 (3.68m x 3.18m)**

Currently being used as a lounge for letting room five. Radiator, UPVC double glazed window to front elevation, door to;

**LETTING ROOM FIVE****12'1 x 9'8 (3.68m x 2.94m)**

UPVC double glazed window to front elevation, radiator.

**OUTSIDE**

To the rear of the property is an enclosed courtyard.

**SERVICES**

All main services are connected to the property.

**VIEWING**

Strictly by prior appointment through Swift Estate Agents.

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:

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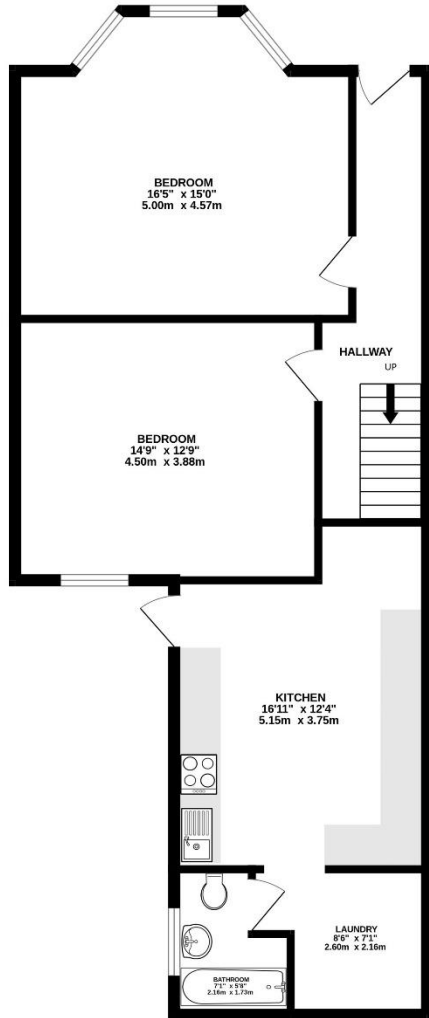
Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. 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.

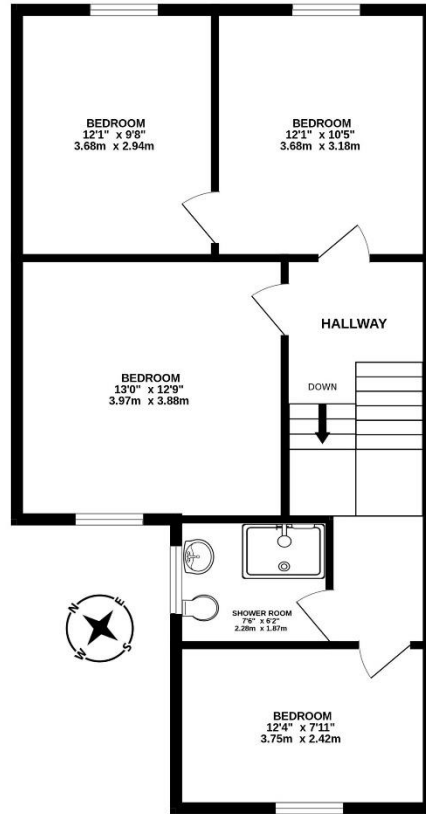
## PL1, 22 ILBERT ST, STONEHOUSE

TOTAL FLOOR AREA: 1454 sq.ft. (135.1 sq.m.) approx.

GROUND FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of plot, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This is for illustrative purposes only & should not be used as such by any prospective purchaser. The developer, systems and app spaces shown have not been visited & no guarantee as to their specificity or efficiency can be given.  
Created By Tech Surveys UK Ltd

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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