



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk



Offers In Excess Of £220,000 FREEHOLD

ILBERT STREET, STONEHOUSE, PLYMOUTH

This fantastic 5 letting room (potential for a 6th 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



 **rightmove**.co.uk
The UK's number one property website



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:

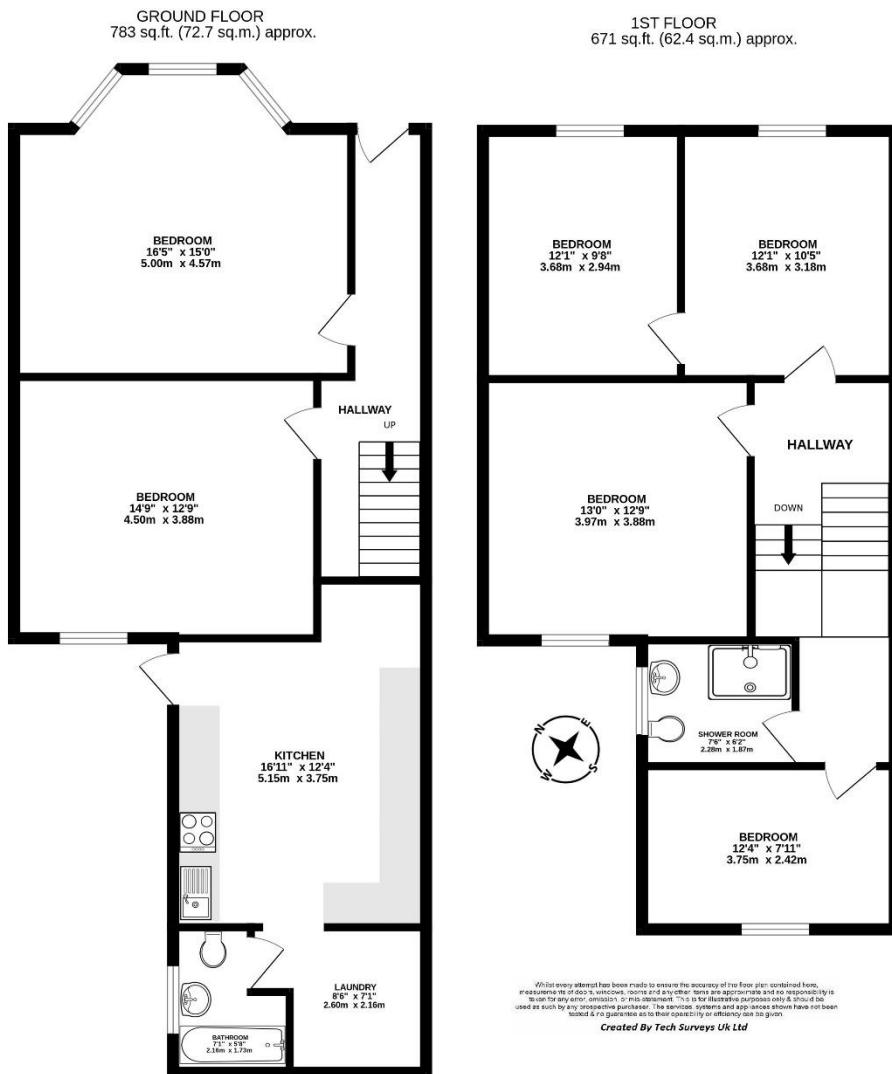
1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how 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.

PL1, 22 ILBERT ST, STONEHOUSE

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



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		



Follow us on Instagram & Facebook - [swiftestateagents](#)

