



Connells

Union Street
Plymouth



Property Description

An exciting opportunity to acquire this centrally located freehold investment, comprising one three bedroom flat, one one bedroom flat and shop front with ample off-street parking and outside patio terrace to the first floor flat.

On the ground floor you, you will find the shop front which is currently being used as a grocery store, a separate entrance to the one bedroom flat, which is immaculately presented throughout and offers a spacious lounge, a modern kitchen with matching wall and base units, a good-sized double bedroom and a modern bathroom comprising walk-in shower, hand basin and W.C.

On the first floor, you will find another immaculately presented three bedroom flat comprising, a substantial open-plan kitchen/lounge which modern matching wall and base units in the kitchen area and offers direct access to a private patio terrace, perfect for enjoying in the summer months, three good-sized double bedrooms and a bathroom comprising a walk-in corner shower, bath, hand basin and a separate W.C.

This property offers a huge investment opportunity with the shop front already being rented out and generating a good income, the two flats, which offers air bnb and residential opportunity, making this property a very versatile purchase as well as the option to purchase the development land/car park to the rear which has consent to build a 2/3 bedroom coach house.

For more information, please contact agent.

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Total floor area 171.3 m² (1,843 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: Council Tax
 Exempt Band: A

view this property online connells.co.uk/Property/PLH312991

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: PLH312991 - 0004