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**£250,000 FREEHOLD**

**ILBERT STREET, STONEHOUSE, PLYMOUTH**

**A double fronted 5 letting room & 5 shower room FULLY LET Student Investment property, producing a RENTAL INCOME of £31,000 for the current academic year 2025/2026. All letting rooms have their own private shower rooms, 4/5 being EN-SUITES, plus an additional shower room. The location of the property is PERFECTLY POSITIONED close to the City Centre, Drake Circus Shopping Centre, University Campus, and local amenities. The accommodation internally offers open plan living, being the perfect socialising space for the Students and has the added benefit of an enclosed communal courtyard to the rear.**



# PROPERTY DETAILS

EPC – D

COUNCIL TAX BAND – B

UPVC door to;

## ENTRANCE VESTIBULE

Half glazed door to;

## ENTRANCE HALL

A spacious entrance hall, staircase to first floor with storage cupboard under housing a wall mounted gas boiler providing hot water and central heating, further opaque UPVC double glazed door providing access to the rear courtyard. Doors lead off the entrance hall providing access to all ground floor rooms.

## KITCHEN/COMMUNAL ROOM

**15'4 x 12'1 (4.7m x 3.7m)**

Fitted with a range of white base and eye level storage cupboards, fitted worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated oven and 4 ring electric hob with extractor canopy over, adjacent recess with plumbing for a washing machine, panelled radiator, UPVC double glazed windows to side elevations. Door to;

## SHOWER ROOM

White suite comprising glazed shower cubicle with mixer shower, pedestal basin, low level WC, opaque UPVC double glazed window to side elevation.

## LETTING ROOM ONE

**15'7 into bay x 11'1 (4.8m into bay x 3.4m)**

Panelled radiator, UPVC double glazed bay window to front elevation.

## LETTING ROOM TWO

**11'8 into bay x 11'8 (3.6m into bay x 3.6m)**

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

## EN-SUITE SHOWER ROOM

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

## FIRST FLOOR

### LANDING

UPVC double glazed window to front elevation.

## LETTING ROOM THREE

**11'4 x 10'8 (3.5m x 3.3m)**

Panelled radiator, door to;

## EN-SUITE SHOWER ROOM

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

## LETTING ROOM FOUR

**16'0 x 10'4 (4.9m x 3.2m)**

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

### **EN-SUITE SHOWER ROOM**

Mixer shower, low level WC, pedestal basin, opaque window to front elevation.

### **LETTING ROOM FIVE**

**12'7 x 10'8 (3.9m x 3.3m)**

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

### **EN-SUITE SHOWER ROOM**

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

### **OUTSIDE**

To the rear of the property is an enclosed courtyard, being a good social space in the summer months.

### **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             |         |           |
| 55-68 | D             | 58      | 74        |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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