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£250,000 FREEHOLD

A spacious and versatile 5 letting room HMO investment property, currently achieving a rental income of £28,500 per annum. Can be purchased as a 4 bedroom family home.

SYDNEY STREET, STONEHOUSE, PLYMOUTH

EPC - D



PROPERTY DETAILS

A substantial and versatile period property situated in the well-connected area of Stonehouse, offering an excellent investment opportunity as a five bedroom HMO or, alternatively, a spacious four-bedroom family home. The property enjoys convenient access to Plymouth City Centre, Plymouth University, Devonport Dockyard, local amenities, schools and excellent transport links. The accommodation currently comprises five letting rooms, a generous communal room, kitchen/breakfast room, two shower rooms and an enclosed courtyard, providing a layout well suited to professional or student rental accommodation. Complete with being double glazed and centrally heated.

COUNCIL TAX BAND – B

Opaque UPVC double glazed door to;

ENTRANCE VESTIBULE

Half glazed opaque door to;

ENTRANCE HALL

Staircase to first floor with wooden balustrading and storage cupboard under, panelled radiator, stripped wood flooring, opaque UPVC double glazed door to the rear courtyard.

COMMUNAL ROOM/LOUNGE

15'4 x 13'7 (4.7m into bay x 4.2m)

Stripped wood flooring, fire surround with wooden mantle over, picture rail, coving to ceiling, radiator, UPVC double glazed bay window to front elevation.

LETTING ROOM ONE/DINING ROOM

11'8 x 11'4 (3.6m x 3.5m)

Panelled radiator, UPVC double glazed window to rear elevation.

KITCHEN/BREAKFAST ROOM

18'0 x 8'8 (5.5m x 2.7m)

Well fitted with a range of cream shaker style base and eye level storage cupboards, wood effect worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, space for an upright fridge freezer, space for under counter washing machine and tumble dryer, upright radiator, two UPVC double glazed windows to side elevation, wall mounted gas boiler providing hot water and central heating, slate tiled floor, door to;

SHOWER ROOM

White suite comprising glazed shower cubicle with electric shower, vanity wash hand basin, low level WC, fully tiled walls, heated towel rail, opaque UPVC double glazed window to side elevation, extractor fan.

FIRST FLOOR

LANDING

Access to loft space. Doors lead off the landing providing access to all first floor rooms.

LETTING ROOM TWO

9'1 x 7'5 (2.8m x 2.3m)

With study room. Panelled radiator, UPVC double glazed window to side elevation, doorway to;

BEDROOM

10'1 x 9'1 (3.1m x 2.8m)

Stripped wood flooring, panelled radiator, UPVC double glazed window to side elevation.

SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin, glazed shower cubicle with mixer shower, heated towel rail, opaque UPVC double glazed window to side elevation.

LETTING ROOM THREE

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

Panelled radiator, built-in wardrobes, UPVC double glazed window to rear elevation.

LETTING ROOM FOUR

12'1 x 8'5 (3.7m x 2.6m)

Panelled radiator, UPVC double glazed window to front elevation.

LETTING ROOM FIVE

9'5 x 8'2 (2.9m x 2.5m)

Panelled radiator, UPVC double glazed window to front elevation.

OUTSIDE

To the rear of the property is an enclosed courtyard, with a pedestrian gate providing access on to the rear service lane.

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.

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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