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£280,000 FREEHOLD

OXFORD TERRACE, CITY CENTRE, PLYMOUTH

A centrally located 5 letting room student investment property, currently fully let, producing a rental income of £29,568 per annum. Re-let for the next academic year (2025/2026) and will be achieving a rental income of £29,568 per annum. The position of the property is very convenient for tenants, being just a stone's throw away from Sainsbury's Supermarket and within walking distance to Plymouth City Centre, Train Station, North Hill and the University.

EPC – D



PROPERTY DETAILS

COUNCIL TAX BAND – B

UPVC door to;

ENTRANCE VESTIBULE

Half glazed opaque door to;

ENTRANCE HALL

Staircase to first floor, wood laminate flooring, 2 panelled radiators, range of built-in storage cupboard under stairs and incorporating shower room, opaque UPVC double glazed door providing access to the garden.

SHOWER ROOM

Modern white suite comprising low level WC, wash hand basin, shower cubicle being fully tiled with electric shower, extractor fan.

COMMUNAL ROOM

16'7 into bay x 13'7 (5.1m into bay x 4.2m)

Victorian style fireplace, tiled hearth and mantle over flanked by 2 built-in base storage cupboards, wood laminate flooring, panelled radiator, picture rail, UPVC double glazed bay window to front elevation.

KITCHEN/DINING ROOM

A modern fitted kitchen having been finished to a high standard. Comprising of base and eye level storage cupboards, marble effect worktops, inset single bowl single drainer stainless steel sink unit and tap, space for a freestanding oven with glass splashback and extractor over, integrated fridge freezer, wood effect flooring, 2 UPVC double glazed windows to side elevation.

LETTING ROOM ONE

12'7 x 9'8 (3.9m x 3m)

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

FIRST FLOOR

LANDING

Access to loft space, doors providing access to all further rooms.

SHOWER ROOM

Modern white suite comprising glazed double shower cubicle, extractor fan, low level WC, pedestal basin, panelled radiator, fully tiled walls, ceiling downlighters, opaque UPVC double glazed window to side elevation.

LETTING ROOM TWO

13'1 x 8'8 (4m x 2.7m)

Panelled radiator, 2 UPVC double glazed windows to side elevation.

LETTING ROOM THREE

13'1 x 10'8 (4m x 3.3m)

Panelled radiator, UPVC double glazed window to rear elevation.

LETTING ROOM FOUR

16'7 into bay x 9'1 (5.1m into bay x 2.8m)

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

LETTING ROOM FIVE

13'4 x 6'8 (4.1m x 2.1m)

Panelled radiator, UPVC double glazed window to front elevation.

OUTSIDE

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

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		85
69-80	C		
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		



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