



Not for marketing purposes INTERNAL USE ONLY

Scott Avenue
Plymouth



Property Description

An ideal turn-key investment opportunity, this well-presented three-bedroom home is being sold with tenants in situ, currently achieving £775 PCM. Situated in the popular and convenient location of Scott Avenue, this property offers an immediate and reliable rental income from day one. The accommodation is well maintained throughout, featuring a bright and spacious living area, modern kitchen, three well-proportioned bedrooms, and a family bathroom. The property also benefits from an enclosed rear garden and on-street parking. Located close to local amenities, schools, transport links, and green spaces, this is a fantastic low-maintenance addition to any investment portfolio. With strong rental demand in the area and solid ongoing returns, this property represents exceptional value for landlords looking for a straightforward, income-producing asset.

Hallway

Stairs rising to the first floor.

Lounge

10' 2" x 15' 2" (3.10m x 4.62m)

Radiator. Window to the rear elevation.

Kitchen

13' 7" x 8' 2" (4.14m x 2.49m)

The modern fitted kitchen features a range of

wall and base units with complimentary worktops above. Space and plumbing for washing machine. Stainless steel sink. Window to the side elevation. Freestanding oven and fridge freezer.

Bathroom

Panel bath with shower above, pedestal sink and low level toilet. Radiator. Obscured double glazed window.

Bedroom 1

11' 6" x 9' 5" (3.51m x 2.87m)

Radiator. Window to the rear elevation.

Bedroom 2

12' x 9' (3.66m x 2.74m)

Radiator. Window to the rear elevation.

Bedroom 3

11' 4" x 7' 9" (3.45m x 2.36m)

Radiator. Window to the front elevation.

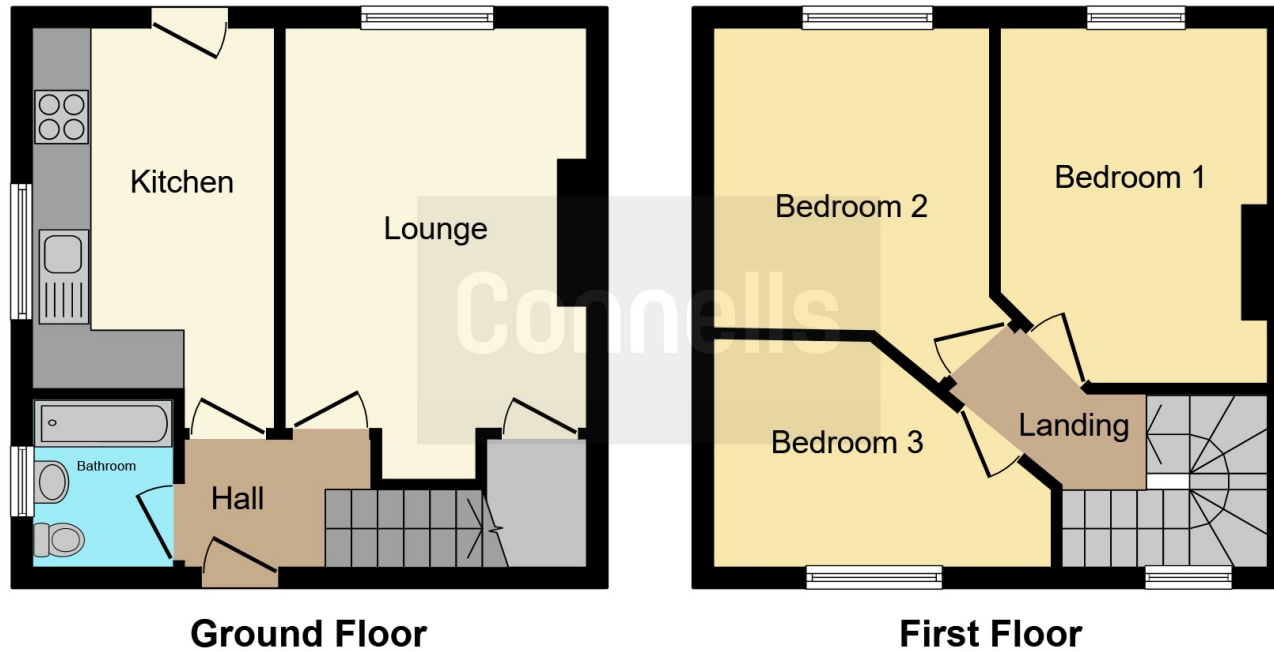
Outside

The property sits on a sizeable plot with gardens to both the front and rear. The large rear garden is fully enclosed and mainly laid to lawn.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
 PLYMOUTH PL5 1RW

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

[check out more properties at connells.co.uk](http://connells.co.uk)



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBU109701 - 0005