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£185,000 FREEHOLD

A well-presented four letting room HMO Investment property. Currently fully let, generating an income of £17,140 per annum. Offering well-proportioned accommodation in a well-established area, with convenient access to amenities and public transport.

GIFFORD TERRACE ROAD, PEVERELL, PLYMOUTH

EPC – E

The Property Ombudsman
rightmove.co.uk The UK's number one property website
Zoopla

PROPERTY DETAILS

An excellent HMO Investment opportunity with four letting rooms and one bathroom. Currently fully let, generating an annual income of £17,140. The accommodation offers a practical layout, making it well suited for investment purposes. The property is conveniently located within the popular Peverell area, with easy reach of local amenities, public transport links and Plymouth City Centre. The property comprises a well fitted kitchen/breakfast room, a separate dining room and four letting rooms. To the first floor is a spacious bathroom fitted with a four-piece suite, including a separate shower cubicle. Further benefits include UPVC double glazing throughout and gas central heating.

COUNCIL TAX BAND – B

Opaque UPVC double glazed door to;

ENTRANCE VESTIBULE
Opaque UPVC double glazed door to;

ENTRANCE HALL
Staircase to first floor with wooden balustrading and storage cupboard and recess under, panelled radiator, wood laminate flooring, doors lead off the entrance hall providing access to all ground floor rooms.

KITCHEN/BREAKFAST ROOM
15’7 x 9’1 (4.8m x 2.8m)
Well fitted with extensive range of pine effect base and eye level storage cupboards with fitted worktops, inset one and a half bowl single drainer stainless steel sink unit with adjacent recess and plumbing for a washing machine, integrated oven and four burner gas hob with extractor canopy over, space for two upright fridge/freezers, double panelled radiator, UPVC double glazed window to side elevation, door to;

DINING ROOM
9’5 x 7’8 (2.9m x 2.4m)
Wood laminate flooring, wall mounted gas boiler providing hot water and central heating, UPVC double glazed window to rear elevation with matching opaque UPVC double glazed door providing access to the rear courtyard.

LETTING ROOM ONE
15’7 into bay x 10’4 (4.8m into bay x 3.2m)
Wood laminate flooring, panelled radiator UPVC double glazed bay window to front elevation.

LETTING ROOM TWO
12’7 x 9’1 (3.9m x 2.8m)
Panelled radiator, UPVC double glazed window to rear elevation.

FIRST FLOOR

LANDING
Opaque UPVC double glazed window to rear elevation, access to roof space via a folding ladder, all doors lead from landing providing access to all first floor rooms.

BATHROOM
12’1 x 7’5 (3.7m x 2.3m)
White suite comprising corner panelled bath with mixer tap, vanity wash hand basin, low level WC, glazed shower cubicle with tiled surround and electric shower, built-in storage cupboard with fitted shelving, extractor fan, fully tiled walls, opaque UPVC double glazed window to side elevation.

LETTING ROOM THREE
15’4 x 12’7 (4.7m x 3.9m)
Panelled radiator, two UPVC double glazed windows to front elevations.

LETTING ROOM FOUR
12’7 x 8’8 (3.9m x 2.7m)
Panelled radiator, built-in wardrobe, UPVC double glazed window to rear elevation.

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)

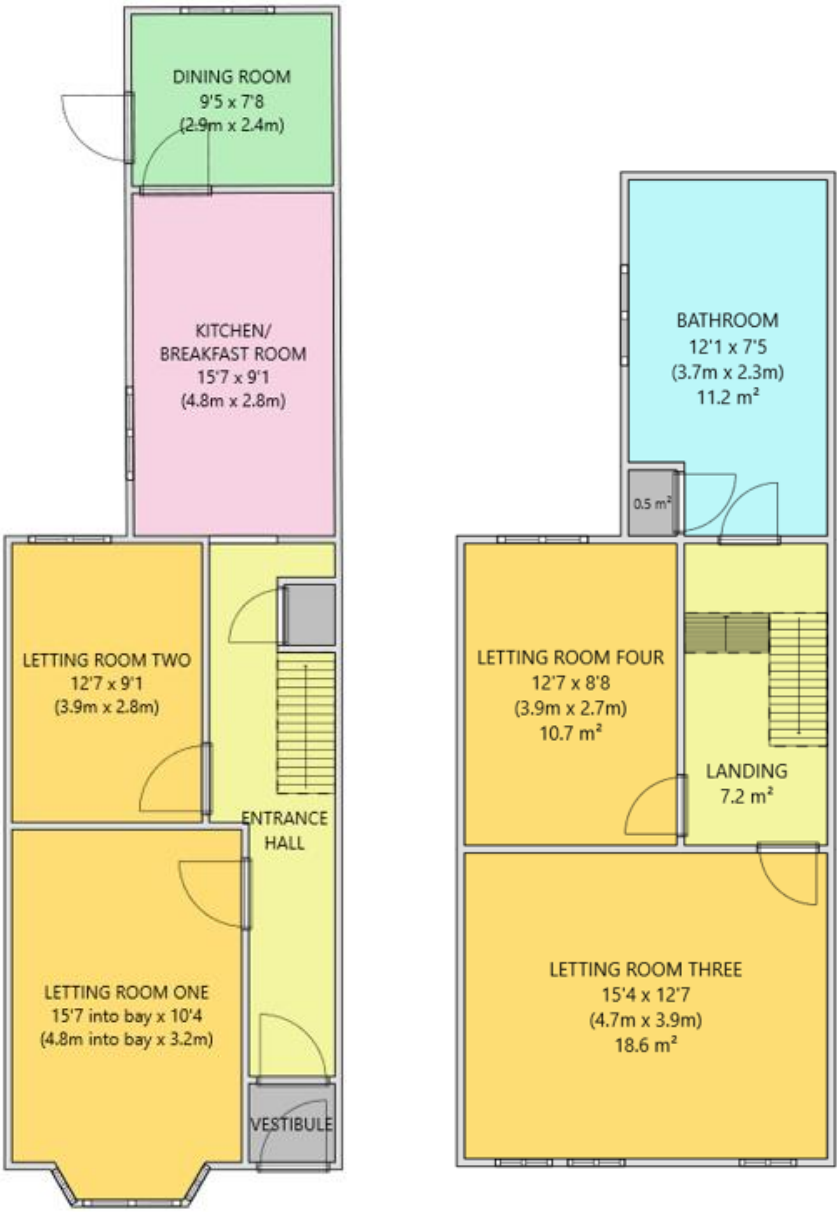
The Consumer Protection Regulations

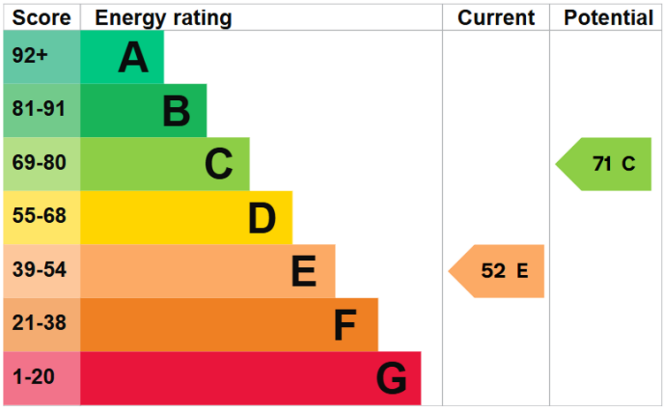
Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

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.





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