



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk

Website: www.swiftestateagents.co.uk



£265,000 FREEHOLD

BEATRICE AVENUE, LIPSON, PLYMOUTH

This 6 letting room HMO Licensed property is situated in the popular area of Lipson, just moments from Freedom Fields Park and within walking distance to the City Centre, University and easy access to the A38. The property is fully let to working professionals on 12-month contracts, producing a gross income of £33,600 per annum.

EPC – C



PROPERTY DETAILS

COUNCIL TAX BAND – B

Opaque UPVC double glazed door to;

ENTRANCE VESTIBULE

Wood panel walling to dado height, door to;

ENTRANCE HALL

Stairs to first floor with wooden balustrading and carved newell post and a range of built-in storage cupboards under, panelled radiator, wood laminate flooring, UPVC double glazed door providing access to the rear courtyard.

LETTING ROOM ONE

16'10 x 14'10 (5.14m x 4.53m)

Original moulded ceiling and centre ceiling rose, UPVC double glazed bay window to front elevation, radiator.

LETTING ROOM TWO

14'8 x 12'9 (4.46m x 3.88m)

Original moulded ceiling and centre ceiling rose, radiator, UPVC double glazed window to rear elevation, fitted double wardrobe unit.

KITCHEN/DINING ROOM

15'2 x 12'8 (4.63m x 3.86m)

Fitted with a range of grey base and eye level storage cupboards, wood effect worktops, inset single bowl single drainer stainless steel sink unit with mixer tap, integrated oven and 4 ring induction hob with extractor canopy over, panelled radiator, storage cupboard housing the gas boiler providing hot water and central heating, 2 x UPVC double glazed windows to side and rear elevation.

LAUNDRY ROOM

6'1 x 2'10 (1.86m x 0.86m)

Plumbing for a washing machine, further door to;

SHOWER ROOM

6'1 x 5'3 (1.86m x 1.59m)

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

FIRST FLOOR

LANDING

A range of fitted storage cupboards, access to the loft space, opaque UPVC double glazed window to rear elevation.

BATHROOM

9'4 x 5'4 (2.85m x 1.63m)

White suite comprising panelled bath with mixer shower over, low level WC, pedestal basin, fully tiled walls, extractor fan, opaque UPVC double glazed window to side elevation.

LETTING ROOM THREE

18'0 x 12'8 (5.49m x 3.86m)

Wash hand basin, radiator, UPVC double glazed bay window to rear elevation.

LETTING ROOM FOUR

14'8 x 12'4 (4.46m x 3.77m)

Radiator, UPVC double glazed window to rear elevation.

LETTING ROOM FIVE

16'10 x 12'4 (5.14m x 3.77m)

Original moulded ceilings, radiator, UPVC double glazed bay window to front elevation.

LETTING ROOM SIX

9'1 x 7'3 (2.78m x 2.22m)

Wardrobe recess, radiator, UPVC double glazed window to front elevation.

OUTSIDE

To the rear of the property is an enclosed courtyard with a useful storage shed, a pedestrian gate provides 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.

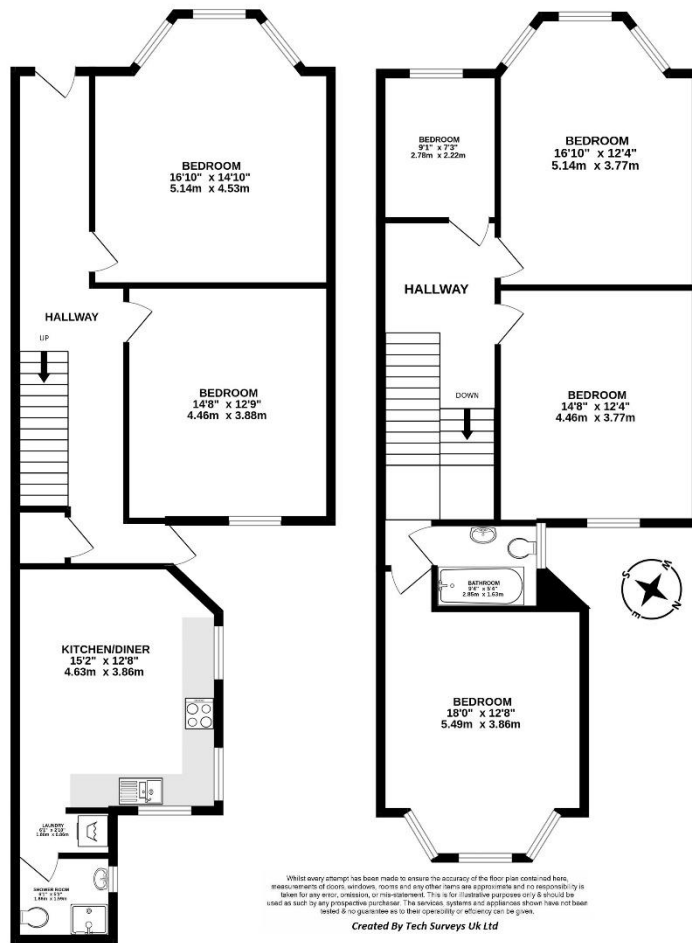
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

PL4, 48 BEATRICE AVE, ST JUDES

TOTAL FLOOR AREA: 1658 sq.ft. (154.1 sq.m.) approx.

GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.

1ST FLOOR
816 sq.ft. (75.9 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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