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Warburton Gardens
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, 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, 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.

Front Of House

The house sits on a slightly elevated grassy slope, with a clean green lawn leading up to it. To the right, a set of concrete steps with a metal handrail. The front door is located inside a recessed porch area.

Lounge

14' 2" x 11' 5" (4.32m x 3.48m)
Double glazing bay window to the front elevation. Stone-faced fireplace surround with a compact heater positioned directly in front of it.

Dining Room

9' 11" x 9' 11" (3.02m x 3.02m)
Currently being used as a fourth bedroom. Double glazing window to the rear elevation. White radiator.

Kitchen

11' 4" x 7' 2" (3.45m x 2.18m)
A range of matching wall and base units with worktops above. Stainless steel sink and drainer. Double glazing window to the side elevation. Space for an electric cooker.

Hallway

Under stairs storage cupboard.

Bedroom 1

11' 10" x 9' 11" (3.61m x 3.02m)
Double glazing window to the rear elevation. White radiator. Built in storage cupboard.

Bedroom 2

11' 11" x 11' 7" (3.63m x 3.53m)
Double glazing window to the front elevation. A second double glazing window to the side elevation. White radiator. Built in storage cupboard.

Bedroom 3

8' 9" x 8' 6" (2.67m x 2.59m)
Double glazing window to the front elevation.

Bathroom

The walls are fully tiled with light blue/white ceramic tiles that have a subtle geometric pattern. standard white rectangular bathtub. white, wall-mounted basin with separate chrome taps for hot and cold water. Obscured double glazing window to the side elevation.

W.C

W.C separate from bathroom.

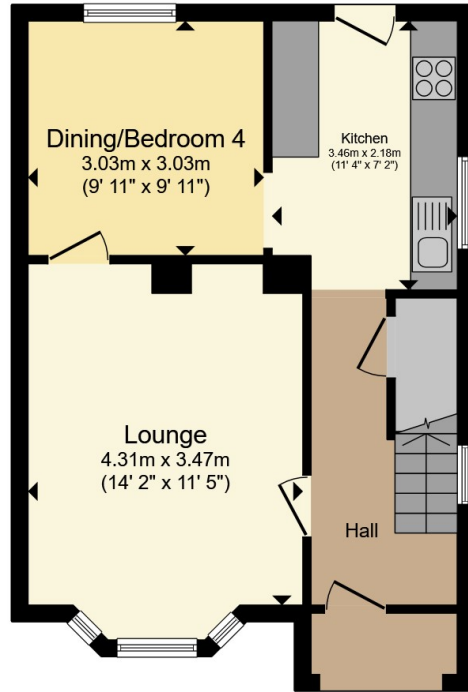
Rear Garden

Enclosed rear garden. The main area consists of a grassy lawn, A concrete or paved path runs through part of the garden.

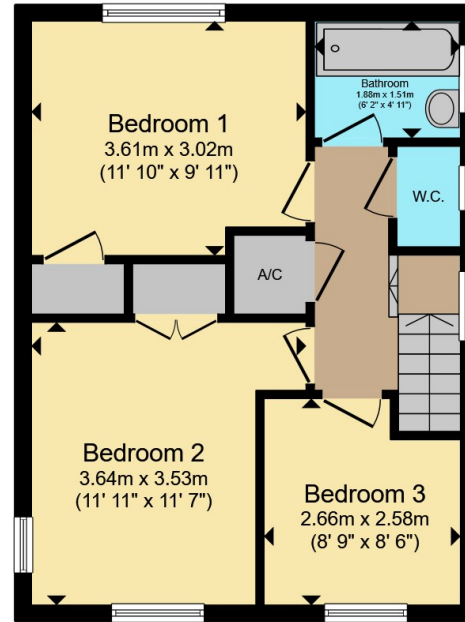








Ground Floor



First Floor

Total floor area 85.2 m² (917 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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