



Offers In Region Of £290,000 FREEHOLD

CLIFTON STREET, GREENBANK, PLYMOUTH

A 4 bed HMO property with en-suite facilities and 1 bedroom self-contained studio flat, enjoying a central location, close to Plymouth University and the City Centre. Currently FULLY LET to working professionals, producing a gross income of £31,020 per annum.

EPC = C

PROPERTY DETAILS

Council Tax Band - B

Opaque UPVC door to;

ENTRANCE VESTIBULE

With archway to;

ENTRANCE HALL

Staircase to first floor with large recess area under, panelled radiator, doors lead from the entrance hall providing access to all ground floor rooms.

COMMUNAL ROOM

13'10 x 14' (4.23m x 4.27m)

Panelled radiator, wood laminate flooring, UPVC double glazed window to front elevation, centre ceiling rose and coving to ceiling.

LETTING ROOM ONE

13'2 x 11'7 (4.03m x 3.54m)

Panelled radiator, door to;

SHOWER ROOM

With glazed shower cubicle and mermaid board with mixer shower and wash hand basin.

SEPARATE WC (SERVICED ONLY BY LETTING ROOM ONE)

White suite comprising low level WC, mermaid boarding, opaque UPVC double glazed window to side elevation.

KITCHEN

10'8 x 9'5 (3.26m x 2.88m)

Fitted with a range of beech effect base and eye level storage cupboards with granite effect roll top working surfaces, inset single bowl, single drainer, stainless steel sink unit with adjacent recess and plumbing for a washing machine, integrated oven and four ring induction hob, panelled radiator, UPVC double glazed French doors to side elevation, archway to;

INNER LOBBY

With wall-mounted gas boiler providing hot water and central heating, door to;

LETTING ROOM TWO

13'3 x 10'6 (4.05m x 3.20m)

Panelled radiator, UPVC double glazed French doors to side elevation, door to;

SHOWER ROOM

10'4 x 8'3 (3.15m x 2.51m)

Modern white suite comprising glazed shower cubicle with mixer shower, low level WC, pedestal basin, panelled walling, extractor fan, opaque UPVC double glazed window to rear elevation, panelled radiator.

FIRST FLOOR

LANDING

With staircase to roof garden, panelled radiator, doors lead from the landing providing access to all first floor rooms.

ROOF GARDEN

Being enclosed enjoying pleasing views across Plymouth.

LETTING ROOM THREE

13'1 x 10'5 (4m x 3.18m)

Panelled radiator, UPVC double glazed window to rear elevation, sliding door to;

SHOWER ROOM EN-SUITE

6'4 x 3'9 (1.94m x 1.15m)

Comprising corner glazed shower cubicle with mixer shower, low level WC, vanity wash hand basin, wood effect mermaid boarding and wood laminate flooring.

LETTING ROOM FOUR

16'3 x 13'8 (4.97m x 4.18m)

Panelled radiator, wood effect laminate flooring, two UPVC double glazed windows to front elevation, sliding door to;

SHOWER ROOM EN-SUITE

8'10 x 3'3 (2.71m x 1.01m)

White corner glazed shower cubicle and mixer shower, pedestal basin, low level WC, heated towel rail, mermaid boarding to walls.

SELF-CONTAINED FLAT

ENTRANCE LOBBY

With door to;

SHOWER ROOM

4'10 x 5' (1.49m x 1.53m)

Modern white suite comprising corner glazed shower cubicle and electric shower, low level WC, wash hand basin, radiator, opaque UPVC double glazed window to side elevation.

KITCHEN/DINING ROOM

9'10 x 9'9 (3.01m x 2.98m)

Range of modern white base and eye level storage cupboards with granite effect roll top working surfaces, inset single bowl, single drainer, stainless steel sink unit, adjacent recess with plumbing for a washing machine, integrated oven and four ring electric hob, fitted breakfast bar, space for an upright fridge/freezer, panelled radiator, UPVC double glazed window to side elevation, door to;

BED/SITTING ROOM

12'6 x 9'6 (3.82m x 2.90m)

Panelled radiator, UPVC double glazed window to rear elevation.

OUTSIDE

To the rear of the property is a good sized enclosed courtyard with raised flowerbeds. A useful block built storage shed to the far end.

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 correctness 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.

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		



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