



Falcon

01752 600444

12b Chedworth Street

Plymouth, PL4 8NT

Guide Price £150,000 - £160,000





In Brief

Investment Property

Reception Rooms	Living Room & Kitchen
Bedrooms	Two Double Bedrooms
Heating	Gas Central Heating
Area	677 sqft
Tenure	Freehold

Parking	On Street Permit Parking
Council Tax	A

Description

A superb opportunity to purchase this 2 bedroom property in Central Plymouth, currently rented to students offering a current rental income of £13,500 per annum.

The property which is located in North Hill situated just a short distance from the university offers a communal living room with a door into the kitchen, which has been fitted with a range of base units and additional wall mounted units, plus space for appliances.

A door from the end of the kitchen leads out to the rear of the property and a further door into the shower room comprising of a WC, wash hand basin and separate shower cubicle.

On the first floor there are two double bedrooms.

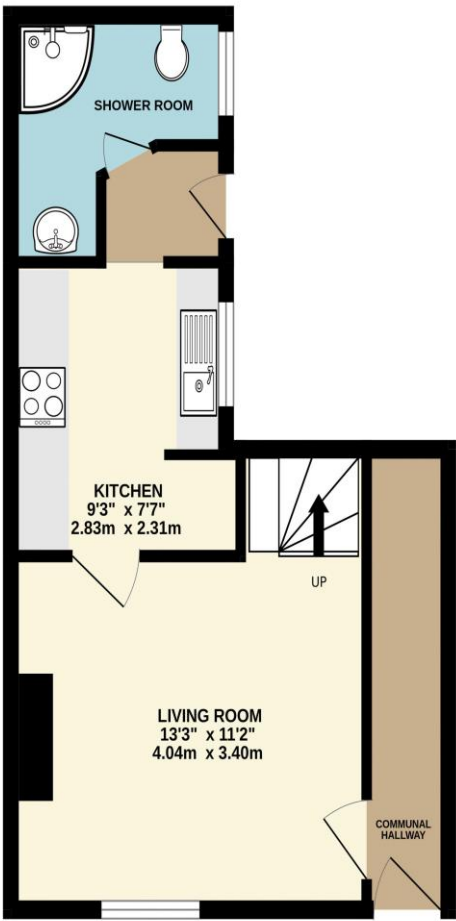
Externally the property we believe has a shared courtyard garden area.

Need A Mortgage?

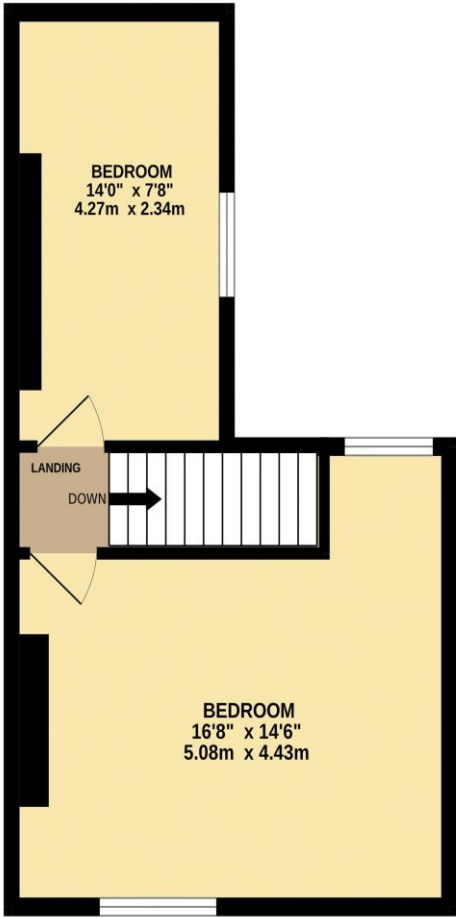
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Floor Plans

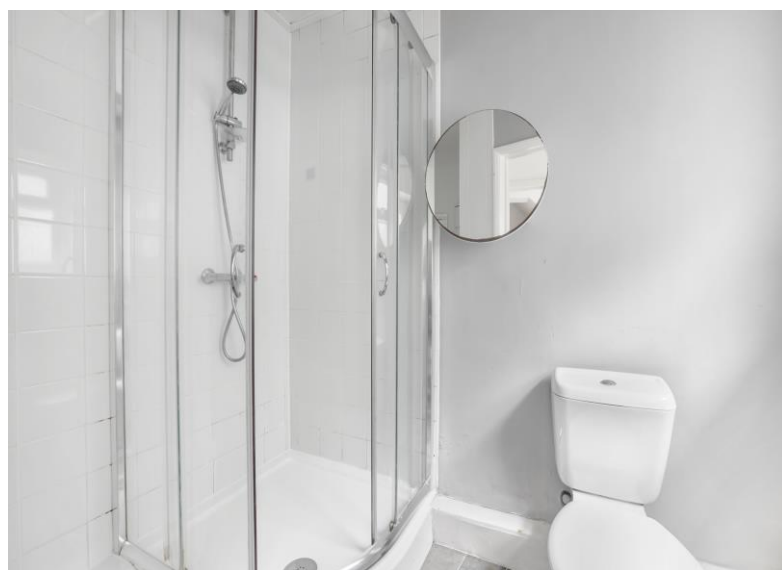
GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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