

Lot No.: 10

**5, FORD PARK ROAD,
MUTLEY, PLYMOUTH, DEVON, PL4 6QY**



- Freehold Residential Investment ●
- A substantial property arranged as 4 self contained flats ●
- Situated in a prime letting district just off Mutley Plain and within easy reach of Plymouth City Centre only about 1 mile distant ●
- At present fully let and producing a gross rental income equating to approximately £19,900 per annum with scope for future rental growth ●

Property Details

Location

Ford Park Road is situated on the western side of Mutley Plain which is a busy district shopping centre popular with Plymouth University students and well placed for the City Centre.

Tenure

Freehold subject to existing tenancies at date of completion.

EPC:

Lower Ground Floor Flat 1: D67

Ground Floor Flat 2: D64

First Floor Flat 3: D33

Second Floor Flat 4: D59

Guide Price £200,000 - £225,000

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

Kings Solicitors, 24, Fore Street, Ivybridge, PL21 9AB

Tel: 01752 895252 Fax: 01752 690770

Reference: Richard King

Lot No.: 10

5, FORD PARK ROAD, CONTINUED

Description

A spacious property with accommodation on four floors arranged as 4 self contained flats. The property is offered subject to the existing Assured Shorthold tenancies which at the time of going to print are as follows:

- Flat 1** (Lower Ground Floor) – Let at a rent of £140 per week
Flat 2 (Ground Floor) – Let at a rent of £110 per week
Flat 3 (First Floor) – Let at a rent of £61.10 per week
Flat 4 (Second Floor) – Let at a rent of £71.71 per week

Rental payments are inclusive of water and sewerage charges paid by the landlord and in the case of the ground floor flat inclusive of gas charges.

In the longer term there is undoubted potential to upgrade and refurbish the accommodation in places with a view to achieving enhanced rental return.

This property enjoys the benefit of a hard wired fire safety system and an enclosed rear garden.

Accommodation

Lower Ground Floor:

A self contained lower ground floor flat comprising: Vestibule Entrance, Entrance Hall, No.1 Bedroom, No.2 Bedroom, Sitting Room, Kitchen, Bathroom and separate W.C.

Ground Floor:

Communal Vestibule Entrance and Entrance Hall.

A self contained ground floor flat comprising:

Sitting Room, No.1 Bedroom, Inner Hall, No.2 Bedroom, Kitchen and Bathroom with W.C.

First Floor:

A self contained first floor flat comprising:

Sitting Room, Kitchen, Inner Lobby, Bedroom and Bathroom with W.C.

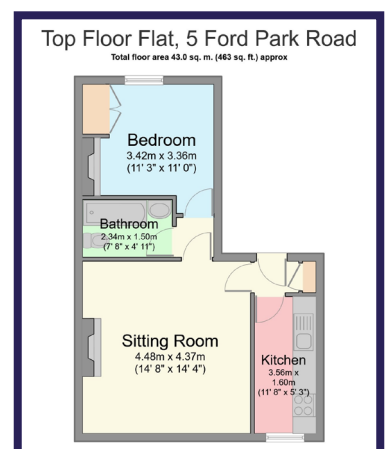
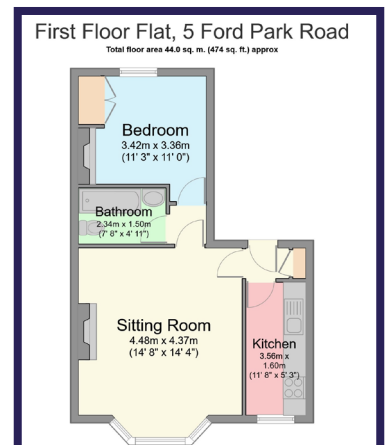
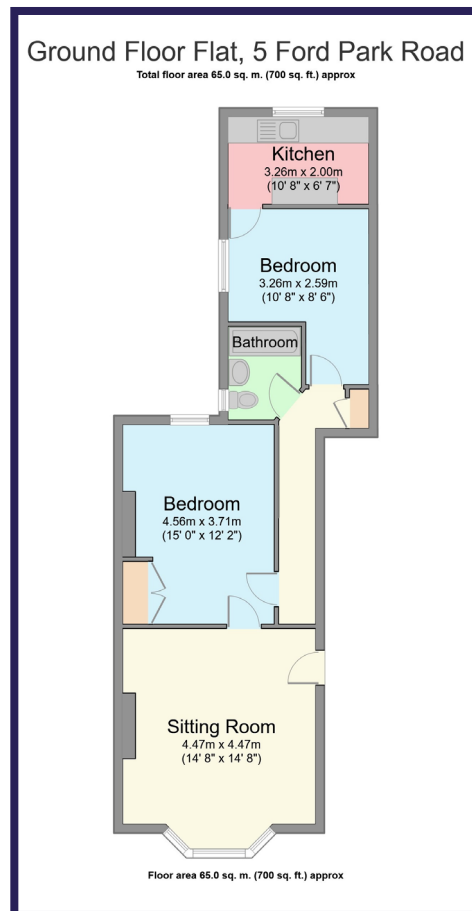
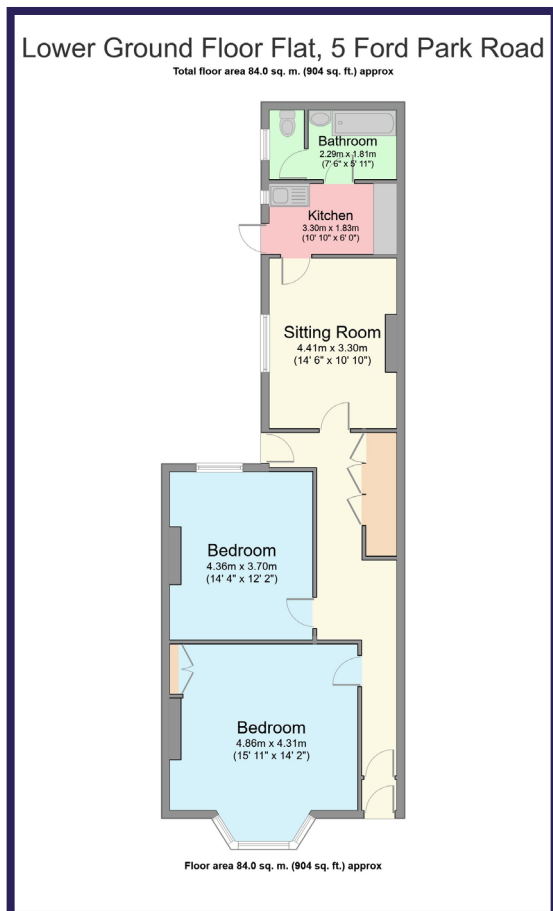
Second Floor:

A self contained second floor flat comprising:

Sitting Room, Kitchen, Bedroom and Shower Room with W.C.

Outside

Small front garden and larger enclosed rear garden.



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Floor Plans for illustrative purposes only and not necessarily correct in every detail. NOT TO SCALE

Prospective purchasers should satisfy themselves as to the actual layout by personal inspection.