

# Lot No.: 12

# 24 ERMINGTON TERRACE

MUTLEY, PLYMOUTH, DEVON, PL4 6QG



- Freehold Residential Investment
- A substantial property arranged as 5 flats
- Well situated in a favoured residential location just off the Mutley Plain district shopping centre
- Also within walking distance of the City Centre and the main campus of the University
- At present fully let and producing a gross rental income equating to approximately £20,800 per annum
- In need of renovation but well suited for refurbishment to provide a superior investment proposition

#### EPC Rating:

Flat 1 - F26  
Flat 2 - F36  
Flat 3 - G12  
Flat 4 - F28  
Flat 5 - G16

## Property Details

### Location

Ermington Terrace is situated off the western side of the busy Mutley Plain district shopping centre and also within easy reach of the principal railway station at North Road, the main campus of the University and Plymouth City Centre.

### Description

A spacious bay fronted property with accommodation on three floors and arranged as 5 self contained flats. The property is offered subject to existing Assured Shorthold tenancies which are in place at the date of completion but which, at the time of going to print, are as follows:-

*Ground Floor Front Flat (Flat 1) let at a rent of £90 per week*  
*Ground Floor Rear Flat (Flat 2) let at a rent of £60 per week*  
*First Floor Rear Flat (Flat 3) let at a rent of £60 per week*  
*First Floor Front Flat (Flat 4) let at a rent of £100 per week*  
*Second Floor Flat (Flat 5) let at a rent of £90 per week*

Rental payments are inclusive of water/sewerage charges and gas supply charges paid by the Landlord

## Accommodation

### Ground Floor

Communal Vestibule Entrance and Entrance Hall

**A front Ground Floor Flat (Flat 1)** comprising:-  
Sitting Room, Kitchen, Bedroom and Shower Room with shower, wash hand basin and W.C.

**A rear Ground Floor Flat (Flat 2)** comprising:-  
Sitting Room, Kitchen, Bedroom and Shower Room with shower, wash hand basin and W.C.

**A rear First Floor Flat (Flat 3)** comprising:-  
Sitting Room, Kitchen, Bedroom and Shower Room with shower, wash hand basin and W.C.

**A front First Floor Flat (Flat 4)** comprising:-  
Entrance lobby, Sitting Room, Kitchen, Bedroom and Shower Room with shower, wash hand basin and W.C.

**A Second Floor Flat (Flat 5)** comprising:-  
Entrance lobby, Sitting Room, Kitchen, No. 1 Bedroom, No. 2 Bedroom, Shower Room with shower and separate W.C., with low level suite and wash hand basin

### Outside

Front garden and rear courtyard

### Tenure

Freehold subject to existing tenancies at date of completion

Guide Price £150,000 - £175,000 (plus fees stated inside front cover)

### Sole Agents

SHOBROOK & CO LTD

### Vendors Solicitors

KINGS SOLICITORS, 24 Fore Street, Ivybridge PL21 9AB  
Tel: 01752 895252 Fax: 01752 690770  
Reference: Richard King