

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