

Lot No.: 13

182 DEVONPORT ROAD

STOKE, PLYMOUTH, DEVON, PL1 5RD



- A superior Freehold Residential Investment
- A substantial property of considerable age and character well situated in a well established and favoured residential location
- Arranged as four self contained flats and currently fully let on Assured Shorthold tenancies producing a gross rental income equating to approximately £21480 per annum
- Enjoying the benefit of a comprehensive scheme of refurbishment carried out within the past fifteen years

TENURE

Freehold subject to existing Assured Shorthold tenancies in place at date of completion but at time of going to print as follows:

Ground Floor Flat let at a rent of £500 per calendar month.

First Floor Flat let at a rent of £500 per calendar month

Second Floor Flat let at a rent of £460 per calendar month

Third Floor Flat let at a rent of £330 per calendar month

EPC Rating: Applied for

Property Details

Location

This property is located near the junction with Stopford Place to the south of the Stoke Village district shopping centre and within easy reach of the commercial area in Albert Road. Plymouth City Centre is also readily accessible a little over one mile distant.

Description

A spacious and imposing bay fronted property arranged as four well presented self contained flats currently let on Assured Shorthold tenancies. The building enjoys the benefit of a fire safety system with emergency lighting and there is a car park at the rear for several vehicles.

The conversion into four self contained apartments was undertaken a little over ten years ago with grant of planning consent and deed of modification permitting its current arrangement

Accommodation

Ground Floor:

Communal Entrance Hall

A self contained Ground Floor Flat comprising:

Entrance Hall, Sitting Room/Kitchen combined, No.1 Bedroom, No.2 Bedroom and Shower Room with shower, wash hand basin and W.C.

First Floor:

A self contained First Floor Flat comprising:

Landing, Sitting Room/Kitchen combined, No.1 Bedroom, No.2 Bedroom, Child's Bedroom, Shower Room with shower, wash hand basin and W.C.

Second Floor:

A self contained Second Floor Flat comprising:

Landing, Sitting Room/Kitchen combined, No.1 Bedroom, No.2 Bedroom and Shower Room with shower, wash hand basin and W.C.

Third Floor:

A self contained Third Floor Studio Flat comprising:

Open Plan Sitting Room/Bedroom/Kitchen combined and en-suite Shower Room with shower, wash hand basin and W.C.

Outside

Gravelled forecourt.

Courtyard at rear with hardstanding for parking approximately 4 cars.

Guide Price £260,000 - £275,000 (plus fees stated inside front cover)

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

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Reference: Nikki Cobb