

Lot No.: 9

3, WYNDHAM SQUARE

CENTRAL PLYMOUTH, DEVON, PL1 5EF



- Freehold with part vacant possession.
- A substantial property arranged as four self-contained flats.
- Enjoying the benefit of a prominent site in Wyndham Square with the recently restored St Peters Church as its focal point.
- Situated in a prime letting district within walking distance of the City Centre.
- Offered with vacant possession of 3 of the 4 flats in the building but capable of generating a high rental income when fully let.

EPC Rating:

Ground Floor Flat	F 27
First Floor Front Flat	D 65
First Floor Rear Studio Flat	D 68
Second Floor Flat	E 51

Property Details

Location

Wyndham Square is a Conservation Area in the heart of East Stonehouse which boasts many period properties of character and is well placed for The Millfields, the City Centre and the main campus of the University amongst many other central amenities.

Description

A spacious property with accommodation on three floors arranged as 4 self contained flats. The property is offered subject to the Assured Shorthold tenancy of the top flat which is let at a rent of £450 per calendar month but with vacant possession of the remaining 3 flats.

The property enjoys the benefit of a fire safety system and gas fired central heating to both flats on the first floor and when fully let is an attractive investment proposition capable of generating a substantial rental income.

Tenure

Freehold with part vacant possession.

Guide Price £175,000 - £200,000

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

THOMPSON & JACKSON, 4-5 St Lawrence Road, Plymouth, PL4 6HN

Tel: 01752 665037 FAX: 01752 670312

DX:8232 Plymouth 1 Reference: Neil Keatt

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CONTINUED

Accommodation

Ground Floor

Communal Vestibule Entrance and Entrance Hall.

A self contained ground floor flat comprising:

No.1 Bedroom (double), No.2 Bedroom (double), Inner Hall, Sitting Room, Spare Room, Kitchen, Lobby and Bathroom with bath, wash hand basin and W.C.

First Floor

A self contained Rear Studio Flat comprising:

Entrance Lobby, Shower Room with shower, wash hand basin and W.C., Bed/Sitting Room and Kitchen. Communal half Landing with Landlord's store cupboard and Communal Landing.

A self contained Front Flat comprising:

Entrance Lobby, Sitting Room/Kitchen combined, and Bedroom with en suite Shower Room with W.C.

Second Floor

A self contained flat comprising:

Entrance Lobby, Sitting Room, Kitchen and Bedroom with en suite Shower Room with W.C.

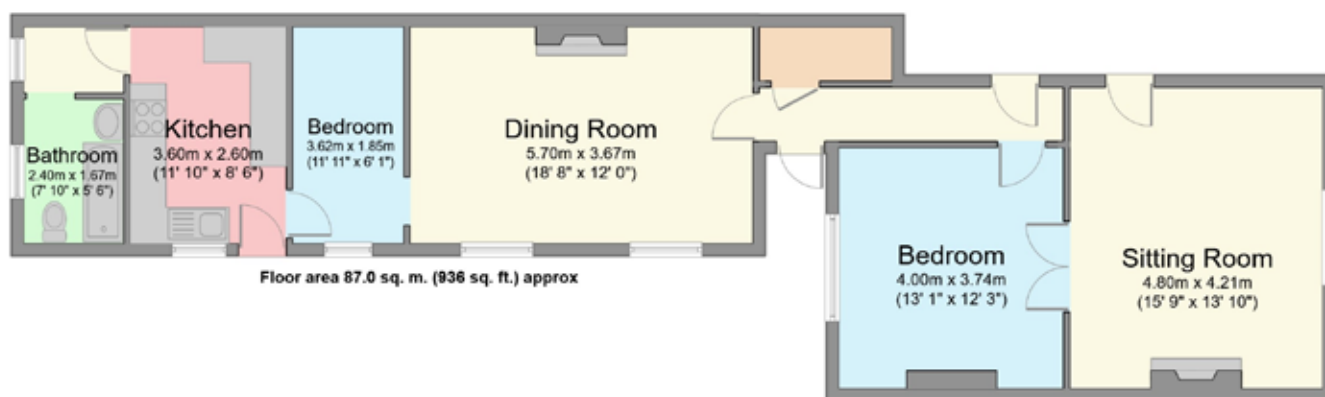
Outside

Good sized front garden.

Enclosed rear courtyard and garden.

Ground Floor 3 Wyndham Square

Total floor area 87.0 sq. m. (936 sq. ft.) approx



Rear First Floor Flat 3 Wyndham Square



Front First Floor Flat 3 Wyndham Square



2nd Floor 3 Wyndham Square



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.

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