



Salisbury Road, PL4 Offers Over: £260,000

This substantial five double bedroom HMO has provided a staggering annual gross return of £24,200, however the rent on each room has not been increased for some time. In line with current market value, if the dwelling was rented fully at the appropriate value, the income would see a return of closer to £30,000 per annum.

The property is arranged over two floors boasting one kitchen, two shower rooms and a low maintenance rear garden. Due to the layout of the property, each tenant shares the bathrooms and kitchen space with one another and is therefore always a popular rental. All the required licensing is in place and ready to provide someone with a fantastic potential rental yield of circa 11%. The property is currently fully let to Students and is also fully booked for the next academic where Purple Lettings manage the property. Outside, the property has a good-sized rear garden with outside storage. EPC: TBC

Rooms

Entrance Hall Red wooden door into entrance hall, tiled floor

Hallway Carpet flooring, cream painted walls, built in wooden cupboards

Sitting Room White wooden door, carpet flooring, painted walls with built in wooden cupboard. Bay window to the front aspect, wall mounted gas radiator

Bedroom White wooden door, painted walls, carpet flooring, bay window to the side aspect, gas wall mounted radiator

Breakfast Room White wooden door, window to the side aspect, painted walls, carpet flooring, 2 x built in wooden cupboards, wall mounted as radiator

Kitchen White wooden door, tile effect vinyl flooring, black work top, white wooden units with chrome handles, chrome extractor fan, 2 x windows to the side aspect, grey tiles fitted around the worktop, black oven, chrome sink & draining board with mixer tap.

Shower Room Shower, wash hand basin, double glazed window to rear aspect.

Landing Carpet flooring, access to further bedrooms and shared bathroom.

Split Bedroom Carpet flooring, wall mounted radiator, double glazed window to rear aspect.

Bedroom Carpet flooring, wall mounted radiator, double glazed bay window to side aspect.

Bedroom carpet flooring, wall mounted radiator, double glazed bay window to front aspect.





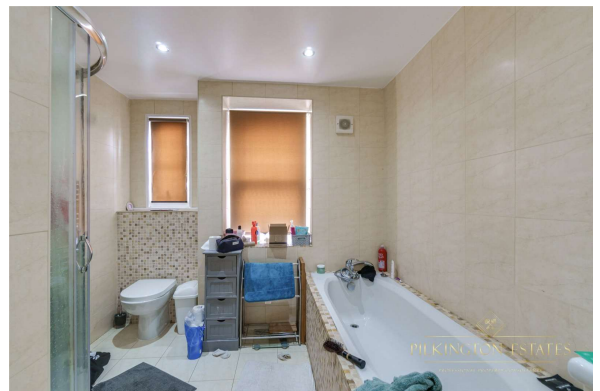
Bedroom Carpet flooring, wall mounted radiator, double glazed window to front aspect.

Bathroom Tiled flooring and walls, low level Wc, wash hand basin with mixer taps, shower with hot and cold taps and shower above, shower cubicle with shower, 2x double glazed windows to side aspect.

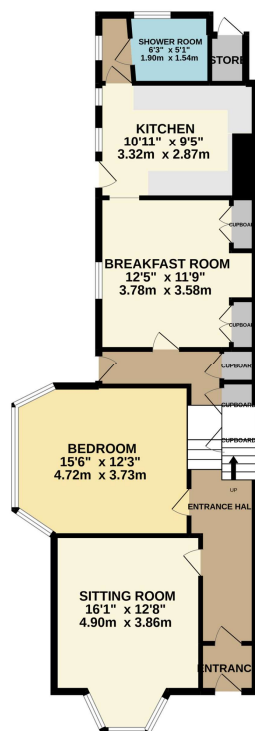
Exterior The property benefits from an enclosed courtyard which has been laid to both turf and patio, with ample space for outdoor furniture.

Charges

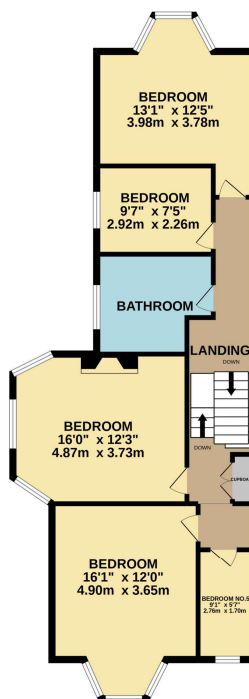
Council Tax Band: TBC.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Pilkington Estates - Plymouth
Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777
E: jon@pilkingtonestates.co.uk
www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

Disclaimer

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