

## **Beechwood Terrace, Plymouth, Devon, PL4 OFFERS OVER: £280,000**

This substantial five bedroom mid terrace HMO property located just off of Mutley Plain has provided an annual gross return of £22,200 however this could be increased if a new owner were to look to renovate in places to refresh this investment, it is equally ready to provide someone with a potential rental yield circa 8%. All required HMO licencing is in place. The property is arranged over two floors, boasting a great sized kitchen and lounge/diner, bathroom with separate toilet and low maintenance rear garden. This property is being sold with no onward chain making it the perfect investment or could be converted back to a wonderful family home. EPC:C

## Rooms

**Hallway** Wooden front door, carpeted flooring, understairs storage

**Bedroom 1** 16' x 11'9" (4.88m x 3.58m).  
Wooden door, carpeted flooring, UPVC glazed window to the front aspect, gas wall mounted radiator

**Bedroom 2** 13'1" x 10'5" (4m x 3.18m).  
Wooden door, carpet flooring, UPVC window to the rear aspect, gas wall mounted radiator

**Lounge** 12'4" x 9'3" (3.76m x 2.82m).  
Wooden door, tiled flooring, UPVC double glazed window to side aspect, gas wall mounted radiator

**Kitchen** 10'10" x 10'8" (3.3m x 3.25m). Tiled flooring, cream unit with black work top, chrome sink, integrated oven and hob, space for fridge/freezer, dishwasher, skylight window

**Landing** Carpeted flooring, wooden banister, loft hatch

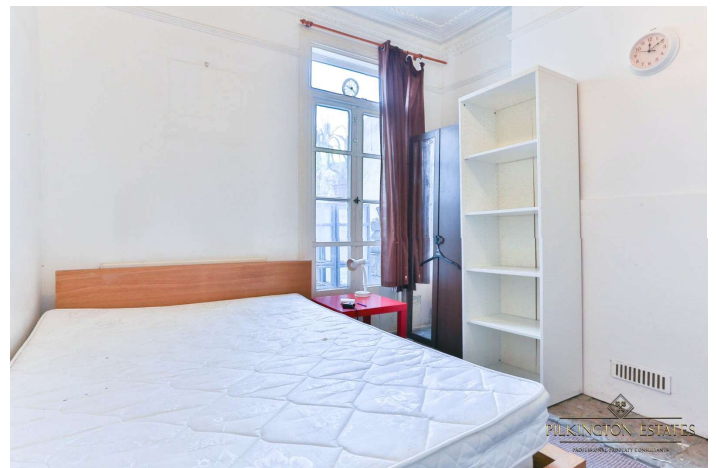
**Bedroom 3** 10'6" x 9'8" (3.2m x 2.95m).  
Wooden door, carpet flooring, UPVC double glazed window to the rear aspect, gas wall mounted radiator

**Bathroom** 6'8" x 4'11" (2.03m x 1.5m).  
Wooden door, tiled flooring UPVC window to the rear aspect, white basin, white sink basin with chrome taps

**Toilet** 4'6" x 2'10" (1.37m x 0.86m).  
Wooden door, tiled flooring, UPVC window to the rear aspect, white toilet

**Bedroom 4** 12'11" x 10'7" (3.94m x 3.23m).  
Wooden door, carpeted flooring, UPVC double glazed window to the rear aspect

**Bedroom 5** 16'1" x 16' (4.9m x 4.88m).  
Wooden door, carpet flooring, UPVC bay window to the front aspect, gas wall mounted radiator, fire place

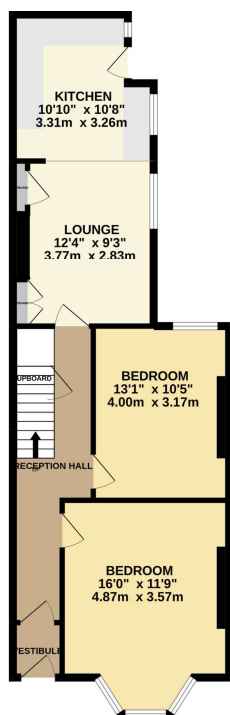


**Exterior** Low maintained patio and decking

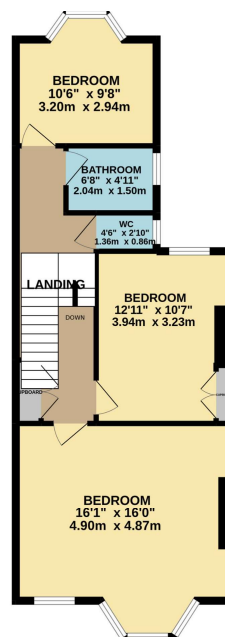


  
**PILKINGTON ESTATES**  
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GROUND FLOOR



1ST FLOOR



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