



Cecil Avenue, Plymouth, Devon, PL4 Offers Over: £190,000

Freehold

An exciting opportunity has come to the market to take on this whole building and become the freeholder of two apartments, one with tenants in situ paying £750pcm and the ground floor currently vacant with tenants lined up if wanted. This means you can have an instant income with a good rental yield.

REF: A10155

The dwelling holds a one bedroom ground floor apartment and a two bedroom first floor apartment with so much space. With the flats centrally located to schools, the city centre and train station this property is not one to be missed! EPC: C for First floor, D for ground floor.

Rooms

Communal Hallway door to enter, carpeted flooring, doors into both separate flats

Lounge 13'7" x 10' (4.14m x 3.05m). carpeted flooring, radiator, bay to the front with uPvc double glazed windows

Bedroom 11'2" x 13'1" (3.4m x 4m). carpeted flooring, radiator, uPvc double glazed window

Kitchen Dining Room 10'3" x 13'10" (3.12m x 4.22m). laminate flooring, storage under the stairs, door to the side to access garden, uPvc double glazed window, stainless steel sink with drainer, hot and cold taps, integrated oven, four ring gas hob, boiler

Family Bathroom 10' x 10'3" (3.05m x 3.12m). vinyl flooring, radiator, toilet, bath tub with overhead shower, uPvc double glazed frosted window, sink with hot and cold tap

Courtyard patio space, potential for off street parking

Landing carpeted flooring and standing

Bedroom One 10'4" x 13'1" (3.15m x 4m). carpeted flooring, radiator, uPvc double glazed window, storage cupboards

Lounge 11'11" x 13'1" (3.63m x 4m). carpeted flooring, radiator, bay to the front with uPvc double glazed windows

Kitchen 5'5" x 10' (1.65m x 3.05m). laminate flooring, stainless steel sink with drainer, mixer tap, space for oven, uPvc double glazed window, boiler



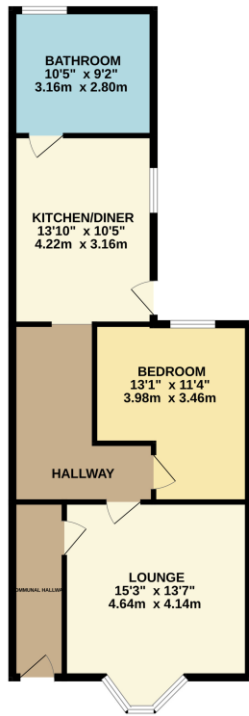


Bedroom Two 10'4" x 10'9" (3.15m x 3.28m). carpeted flooring, radiator, bay to the back with uPvc double glazed windows, storage cupboard

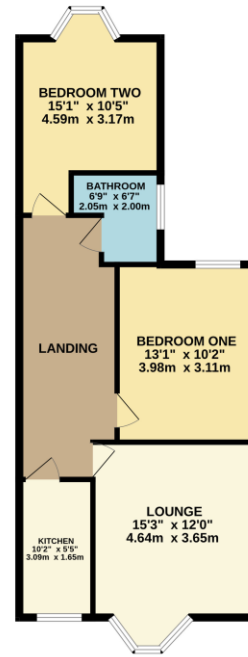
Bathroom 6'8" x 5'7" (2.03m x 1.7m). laminate flooring, radiator, toilet, uPvc double glazed frosted window, sink with hot and cold tap, bath tub with overhead shower



GROUND FLOOR FLAT
699 sq.ft. (65.0 sq.m.) approx.



TOP FLOOR FLAT
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1339 sq.ft. (124.4 sq.m.) approx.

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 error, 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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Disclaimer

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