

Ocean Street, Plymouth, Devon, PL2

Guide Price: £210,000

To be advised

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This unique mid-terrace property presents an excellent investment opportunity, arranged as four fully self-contained flats across three floors. The property is currently generating an impressive gross yield of 11.7%. Each flat features its own kitchen, shower room, and dedicated storage space, ensuring convenience and privacy for tenants. The property consists of two studio flats and two one-bedroom flats, along with a communal laundry area. With some tenants having resided here for over six years and keen to continue their tenancy under a new landlord, this property offers immediate rental income stability.

Flat Breakdown:

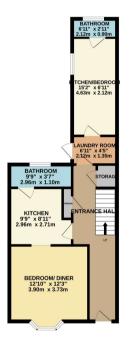
Flat 1 (Studio) – Located at the rear of the property, this studio features a modern kitchen, a main living area with an en-suite, and exclusive access to a private ceiling storage area.

Flat 2 (Studio) – Situated on the left upon entering the property, this studio includes a contemporary fitted kitchen leading into a living and sleeping area, complemented by a bay window facing the front aspect. Additional private under-stairs storage is also available. Flat 3 (One-Bedroom) – The largest unit, occupying the first floor, it boasts a spacious modern kitchen, a generous living room, a separate bedroom, and an en-suite bathroom.

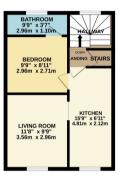
Flat 4 (One-Bedroom) – Positioned in the roof space, this flat features an open-plan kitchen and lounge area, a bedroom with a Velux window, and a separate bathroom.

Externally, the property benefits from a communal courtyard and is ideally located near Devonport Naval Base. This property is for Cash Buyers Only – A fantastic opportunity to expand your portfolio with a well-established rental property in a prime location! EPC:TBC

GROUND FLOOR 564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR 403 sq.ft. (37.5 sq.m.) approx



2ND FLOOR 279 sq.ft. (25.9 sq.m.) approx



TOTAL FLOOR AREA: 1246 s.g.ft. (115.8 s.g.m.) approx.
Whits every attempt has been made to extrue the accuracy of the floorgian contained here, measurement of doors, vindous, rooms and any other items are approximate and no responsibility is taken for any enterisation or mis-statement. This plan is not influstrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarari as to their operability of efficiency can be given.













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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.