



Description

A residential investment opportunity to acquire a Grade II listed two storey mid terraced property, currently let on four long established rolling assured shorthold tenancies, generating a combined income of £1,400pcm/£16,800pae. The property has the benefit of front and rear courtyard style gardens with pedestrian access to the rear service lane, along with the remainder of a 999 year lease and a pepper corn rent.



Situated

Clarence Place is situated in the Stonehouse area of Plymouth, a popular residential lettings area with local shopping facilities and easy access to both the City centre and Millbay.



Ground Floor

Rear tenement flat with bed/sitting room and kitchen, two bed/sitting rooms with kitchenettes and a shower room/WC serving the ground floor accommodation.

EPC Rating

G

Council Tax Bands

Flat 1 A. Flat 2 A. Ground floor bedsits combined A

Viewings

Block viewings via Fulfords St Budeaux 01752 362481. General enquiries Countrywide Property Auctions 01395 275691.

First Floor

Large bed/sitting room, kitchen and shower room/WC.

Outside

Front and rear courtyard gardens and access to the rear service lane.

Note

At the time of instruction the property has not been inspected internally. The property is

Grade II Listed with an EPC rating of G and is being sold with the existing tenants in situ. Interested parties must make and rely upon their own enquiries regarding any PRS Exemptions that they may wish to apply for if they are the successful purchaser. The property is not currently HMO licensed.

