

Lot No.: 5
12, MOUNT GOULD ROAD
LIPSON, PLYMOUTH, DEVON, PL4 7PS



- Freehold with vacant possession ●
- A substantial property of undoubted character arranged as a self contained ground floor flat and a self contained three bedroomed maisonette on the upper two floors ●
- Located in a well established and prime letting district within easy reach of the City Centre and the University ●
- An attractive residential investment capable of generating a high rental income when fully let. ●
- Enjoying the benefit of double glazing, gas fired central heating, an electronic fire safety system and a rear external fire escape. ●

Guide Price Circa £200,000

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

Foot Anstey, High Water House, Malpas Road, Truro TR1 1QH
Telephone: 01872 243300 Fax: 01872 242458
DX:81200 Truro Reference: Cerys Schofield

Lot No.: 5

12, MOUNT GOULD ROAD

CONTINUED

Property Details

Location

Mount Gould Road is located off Lipson Road adjoining Freedom Park and within easy reach of Plymouth City Centre about one mile or so distant.

Description

A spacious property with flexible accommodation on three floors which has been subject to recent improvement and which is very well suited for letting purposes as a superior "buy to let" proposition.

EPC Rating: Ground Floor D67
First Floor C73

Tenure

Freehold with vacant possession

Accommodation

Ground Floor

Communal Entrance Hall

A self contained Ground Floor Flat comprising: Hall, Sitting Room, Bedroom (double), Kitchen, rear Lobby and Bathroom with bath, wash hand basin and W.C.

First Floor/Second Floor

A self contained Maisonette comprising:

On the First Floor: Landing, Sitting Room, Kitchen, No.1 Bedroom (double), Half Landing, Shower Room with shower, wash hand basin and W.C., and separate W.C.

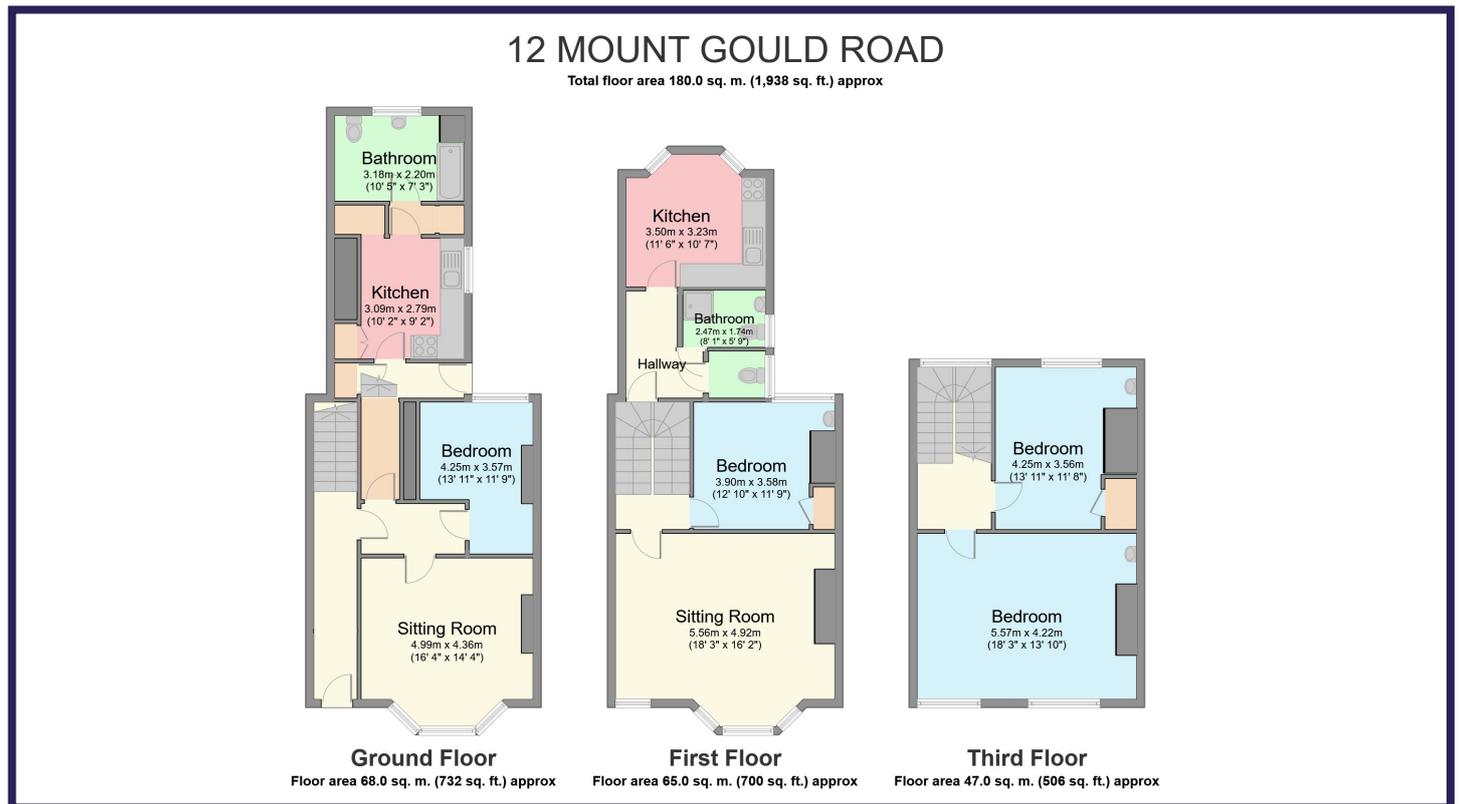
On the Second Floor: Landing, No.2 Bedroom (double) and No.3 Bedroom (double)

Outside

Enclosed rear courtyard

Outbuildings

Bike Store



Floor Plans for illustrative purposes only and not necessarily correct in every detail. NOT TO SCALE

Prospective purchasers should satisfy themselves as to the actual layout by personal inspection.

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