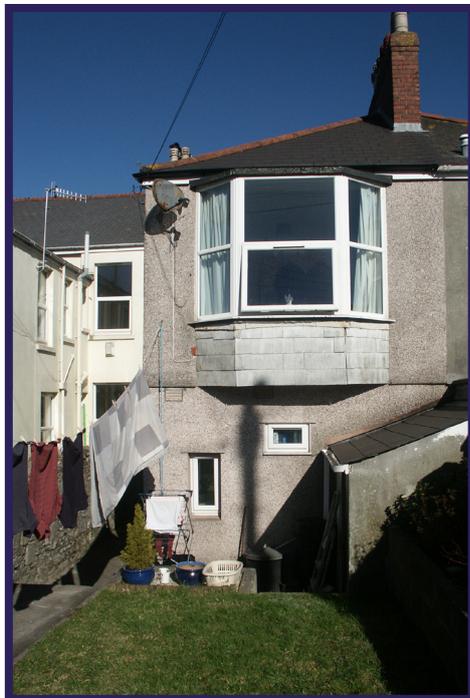


Lot No.: 3

4, SALCOMBE ROAD

LIPSON, PLYMOUTH, DEVON, PL4 7NE



- Superior freehold residential investment property
- An imposing bay fronted building arranged as two self contained flats
- Located in a well established and favoured residential location
- At present fully let and producing a gross rental income equating to approximately £11280 per annum
- Potential for rental enhancement in the future or for sale of individual flats on a long leasehold basis or for conversion back to a substantial single family dwelling

Property Details

Location

This property is situated on the southern side of Salcombe Road close to its junction with Lipson Hill. Freedom Fields Park is nearby and the City Centre and the Mutley Plain district shopping centre are both within easy reach a mile or so distant. The main campus of Plymouth University is also readily accessible.

Description

A substantial property probably built in about 1900 or thereabouts now arranged as two spacious self contained apartments for letting purposes. Each flat enjoys the benefit of a gas fired central heating system and the majority of the windows are double glazed. The main roof surface has been renewed in recent times and there is a small front garden and an enclosed rear garden with the potential to provide an element of on site parking in the future if so required.

The property is offered subject to existing Assured Shorthold tenancies which at the time of going to print are as follows:

Ground Floor Flat let at a rent of £425 per calendar month
First Floor Flat let at a rent of £515 per calendar month

Accommodation

Ground Floor

Communal Vestibule Entrance and Entrance Hall.

A self contained Ground Floor Flat comprising:

Hall, front Bedroom (double), rear Bedroom (double), Sitting Room/Breakfast Room combined, Kitchen and Shower Room with W.C.

First Floor

A self contained First Floor Flat comprising:

Landing, Sitting Room, No.1 Bedroom (double), No.2 Bedroom (double), Kitchen, Bathroom and separate W.C.

Outside

Small front garden and enclosed rear garden with store

Tenure

Freehold subject to existing tenancies

EPC Rating

Ground Floor Flat: C69

First Floor Flat: D67

GUIDE PRICE - £170,000 - £185,000

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

WOLFERSTANS, Deptford Chambers, 60/66 North Hill, Plymouth, PL4 8EP

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DX: 8206 Plymouth 1 Reference: Nikki Cobb