



SELL • LET • MANAGE

42 Providence Street, Plymouth, PL4 8JQ  
Asking price £310,000

 6  2  1  D



Asking price £310,000

# 42 Providence Street

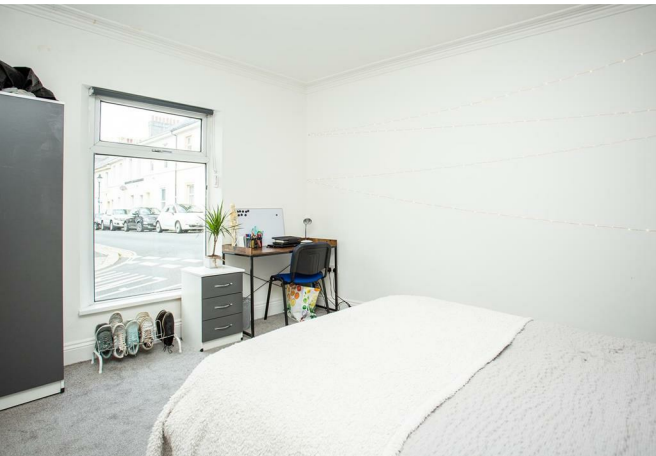
Plymouth, PL4 8JQ

- Investment Opportunity
- Six Double Bedrooms
- Two Shower Rooms
- North Hill Location
- Excellently Presented
- Double Fronted Terraced House
- Communal Lounge & Kitchen/Diner
- Rear Courtyard
- Currently let 2021/2022
- Ideal Buy to Let

DC Lane are delighted to present an excellent investment property centrally located off North Hill and within walking distance to Mutley Plain, the University and City Centre.

This substantial double fronted Victorian mid terrace property offers multi occupancy of six double letting rooms, two shower rooms, kitchen/dining room and communal lounge. Outside there is a small rear paved courtyard.

In excellent decorative order this HMO property generates a gross rental income of £27,500 pa and is currently let for the academic year 2021/2022. Available with no onward chain an early viewing is highly recommended.



## Ground Floor

Bedroom One 10'5" x 14'0" (3.19 x 4.29)

Bedroom Two 6'3" x 13'9" (1.93 x 4.20)

Living Room 7'4" x 10'10" (2.25 x 3.31)

Kitchen 8'5" x 13'6" (2.58 x 4.12)

## First Floor

Bedroom Three 11'7" x 12'9" (3.55 x 3.89)

Bedroom Four 9'3" x 13'0" (2.82 x 3.97)

Bedroom Five 8'5" x 13'6" (2.58 x 4.13)

Bedroom Six 8'8" x 10'2" (2.66 x 3.10)



## Directions

From the DC Lane office head south on Mutley Plain and onto North Hill. At the traffic lights turn left onto Clifton Place, the property can be found on the right at the junction of Providence Street.

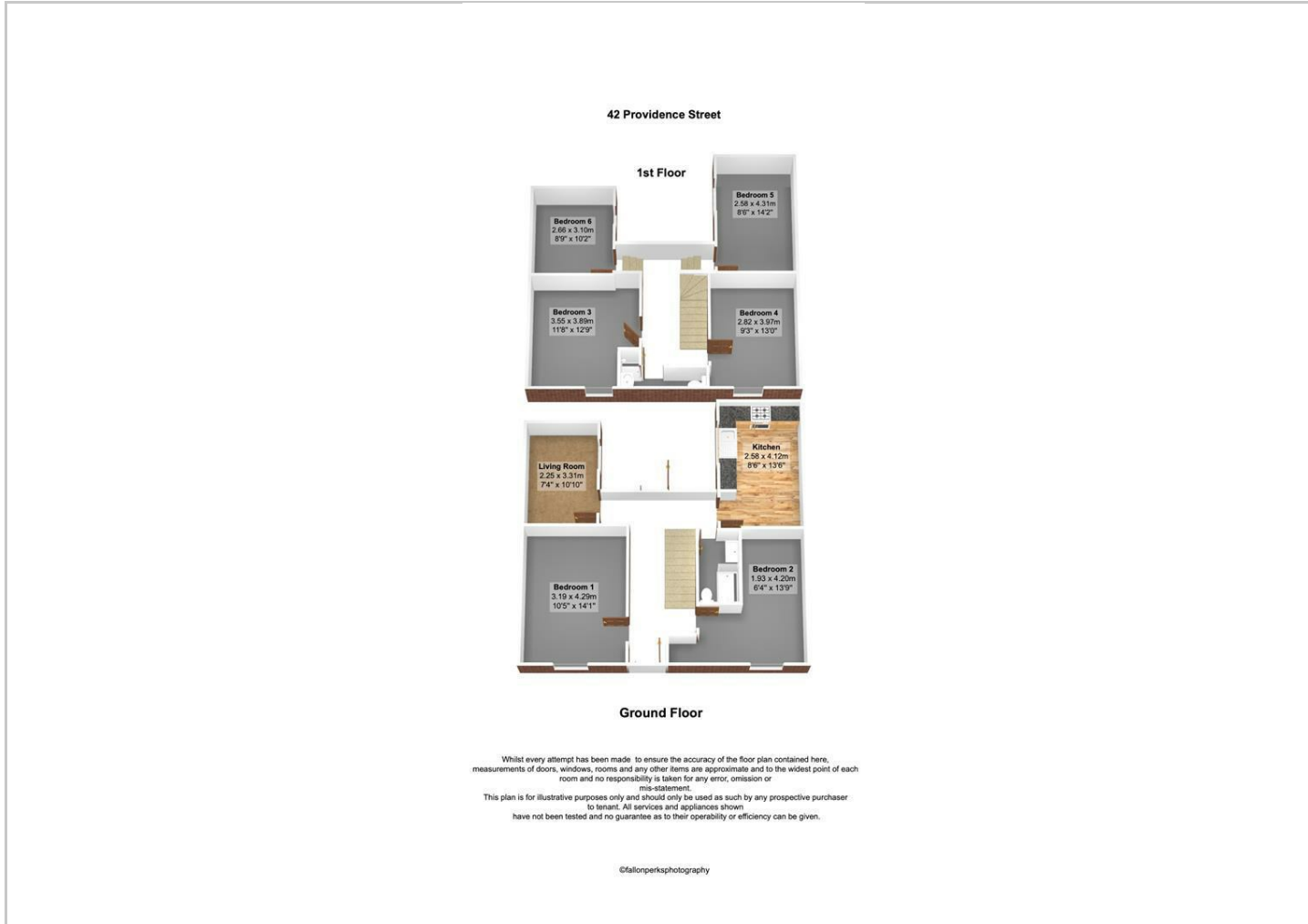




Please do not use all plates in the bin  
before placing them in the  
bin as they are not designed to  
be used.

If you have any queries about the bin  
please contact the bin company on  
01223 313131.

## Floor Plans

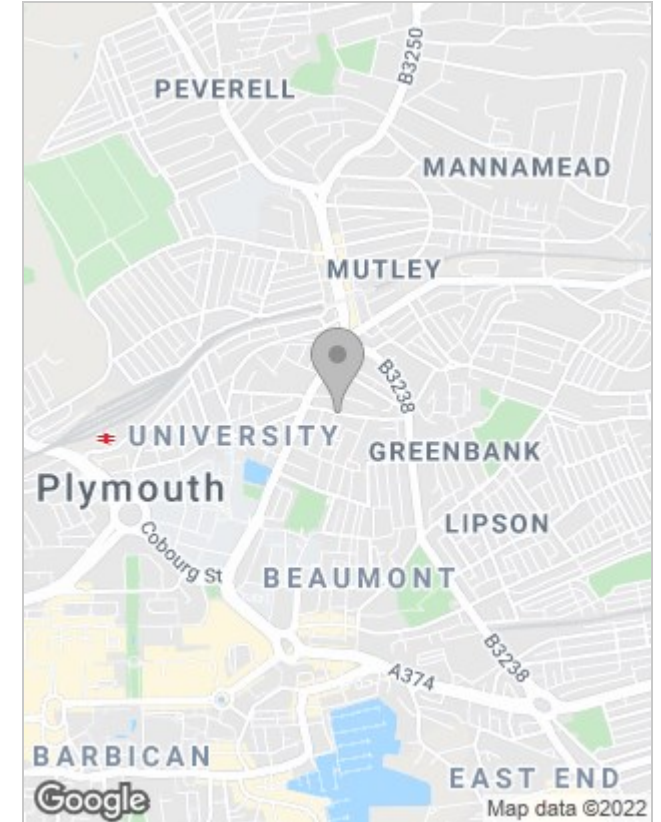


## Viewing

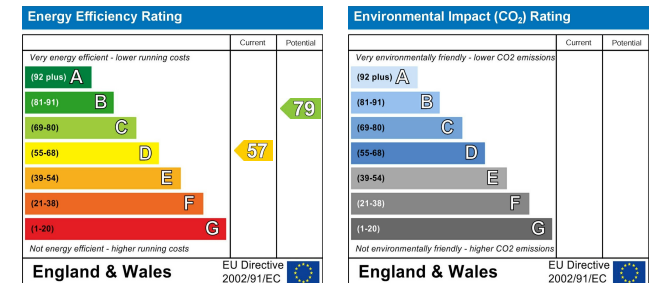
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk