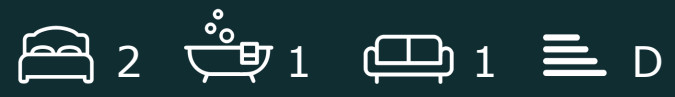




SELL • LET • MANAGE

Commercial Street, Plymouth, PL4 0LN  
£150,000





£150,000

# Commercial Street

Plymouth, PL4 0LN

- Character Terraced House
- Open Plan Living Room
- Rear Courtyard
- Currently Let
- No Onward Chain
- 2 Double Bedrooms
- Central Location
- Well Presented
- Gas Central Heating
- Ideal BTL Investment

## IDEAL BUY TO LET INVESTMENT

Quality tenants can be hard to find however DC Lane are inviting current or potential landlords to take advantage of this fantastic investment opportunity. This lovely character terraced house is located in the central vicinity of Cattedown within walking distance to the City Centre and easy access to the A38.

The property benefits from a particularly spacious open plan living/dining area, modern fitted kitchen, bathroom with mixer shower over bath, two double bedrooms, double glazing, gas central heating and small rear courtyard. With plenty of charm the property is currently let with an annual income of £8100 and would make an ideal Buy to Let Investment.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Lounge 13'9" x 11'11" (4.20 x 3.65)

Dining Room 13'9" x 12'1" (4.20 x 3.70)

Kitchen 7'4" x 8'10" (2.24 x 2.70)

Bathroom 7'4" x 4'7" (2.24 x 1.41)

## First Floor

Bedroom One 13'9" x 12'5" (4.20 x 3.81)

Bedroom Two 10'6" x 11'7" (3.22 x 3.54)





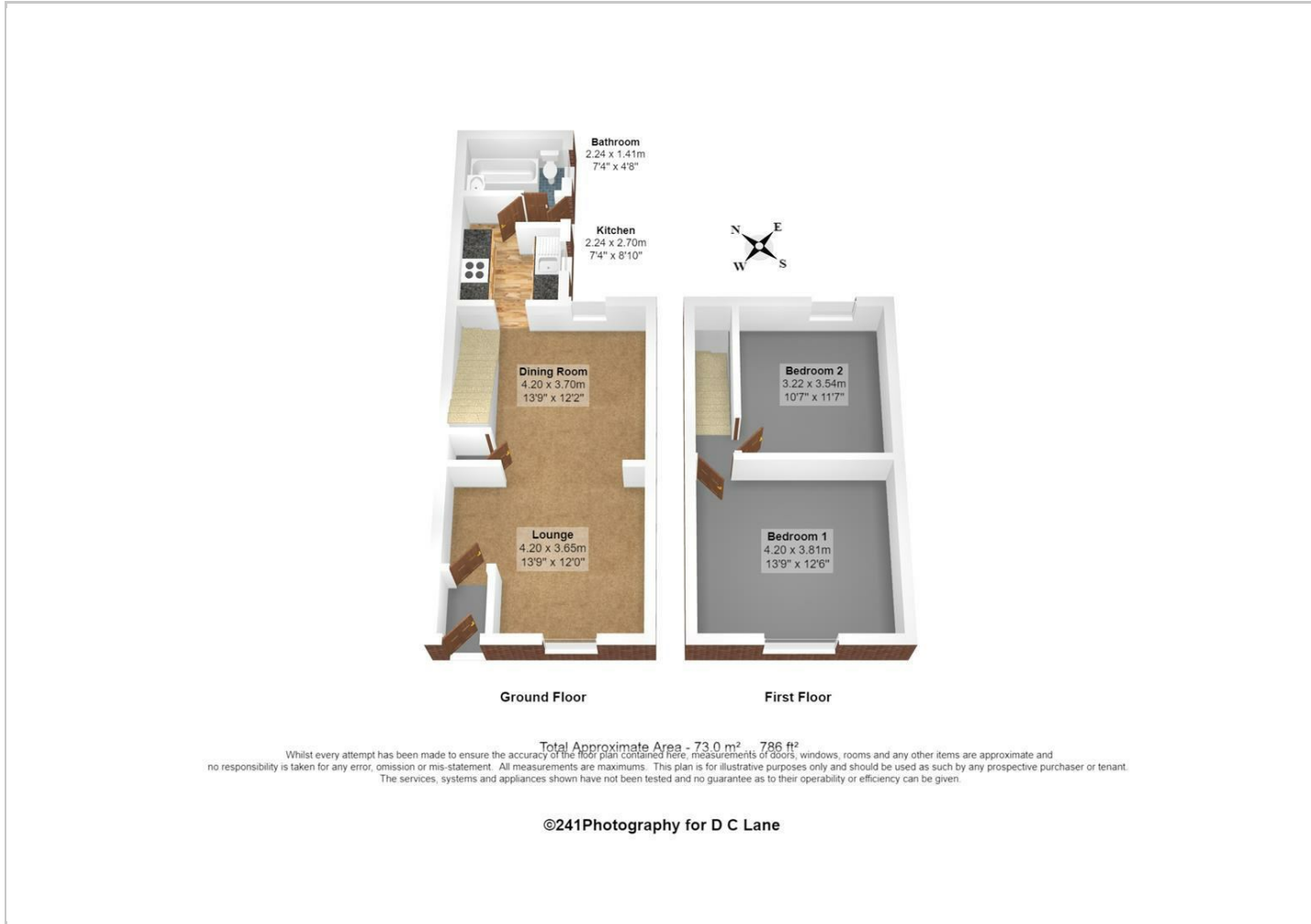
## Directions

From the office head south down Mutley Plain and continue onto North Hill  
Continue to follow B3250 for 0.5 mi Turn left onto Charles St/A374 and at  
Charles Cross Roundabout, take the 2nd exit onto Exeter St/A374 0.3 mi. Turn  
right onto Sutton Rd 0.3 mi Continue onto Commercial Rd, Turn right onto  
Commercial Ope and then right into Commercial St.





## Floor Plans

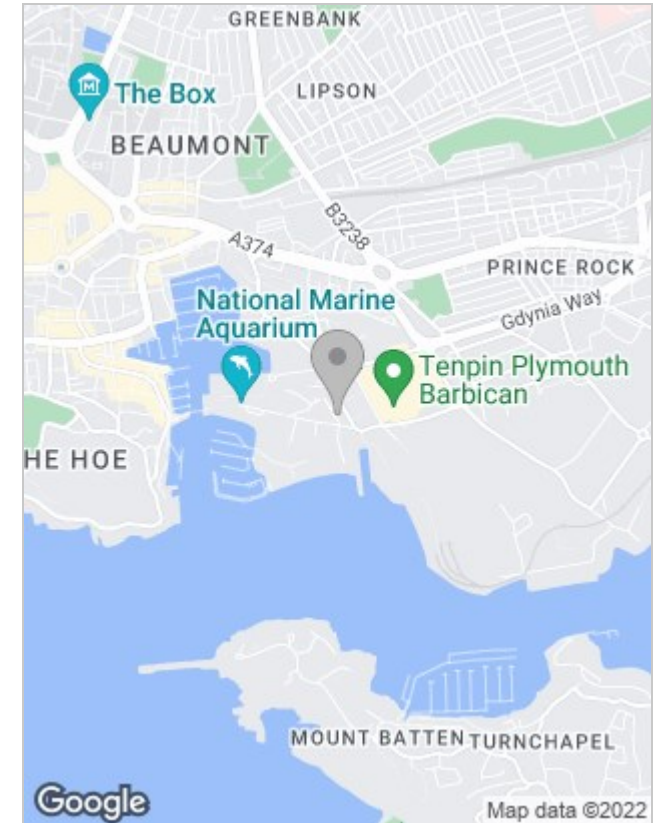


## Viewing

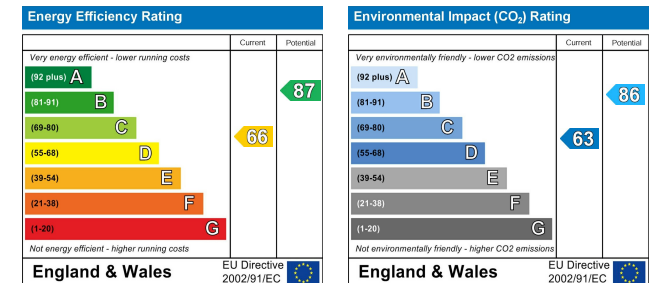
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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**  
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