

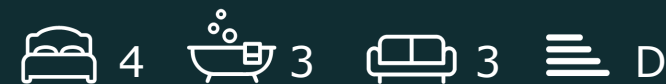


DC  
LANE

SELL • LET • MANAGE

Embankment Road, Plymouth, PL4 9HX

£325,000 Freehold





# Embankment Road

Plymouth, PL4 9HX

- Mid Terraced Property
- Prince Rock Location
- Arranged Over Three Storeys
- One x 2 Bedroom Maisonette
- No Onward Chain
- All Flats Fully Let
- Spacious Accommodation
- Two x 1 bedroom Flats
- Garage
- Council Tax Band A

DC Lane are delighted to present this exceptional investment opportunity, ideally situated in the popular residential area of Prince Rock, within easy walking distance of the City Centre and offering convenient access to all major routes.

This attractive period mid terraced property is arranged over three floors and has been thoughtfully divided into three fully let flats, providing an immediate income stream for prospective investors.

The ground floor comprises a well proportioned lounge, a double bedroom, a bathroom and a spacious kitchen/diner with access to a rear courtyard garden.

To the rear of the first floor is a self contained one bedroom flat featuring a comfortable lounge, fitted kitchen and modern shower room.

The third flat is a maisonette arranged over the first and second floors. The first floor offers a charming lounge spanning the full width of the property, along with a kitchen and shower room. On the top floor are two bedrooms, including a generous master bedroom with dual aspect windows and a second smaller bedroom. There is also external rear access from the first floor hallway. A garage is located to the rear of the property, adding further value and convenience.

All three flats are occupied by quality tenants under Assured Shorthold Tenancies, with the necessary safety certificates in place.

Offered to the market with no onward chain, this is an excellent opportunity to acquire a well maintained, income generating property in a highly convenient location.

£325,000



## Ground Floor Flat 1

Lounge 14'9" x 13'5" (4.51 x 4.10)

Bedroom 11'11" x 10'5" (3.65 x 3.18)

## Bathroom

Kitchen/Diner 10'0" x 14'9" (3.05 x 4.51)

## First Floor Flat 2

Bedroom 10'0" x 7'11" (3.05 x 2.43)

Lounge 10'0" x 10'0" (3.05 x 3.05)

Kitchen 6'6" x 9'10" (2.00 x 3.00)

Shower Room 6'6" x 6'7" (2.00 x 2.03)

## Top Floor - Flat 3

Lounge 18'4" x 13'7" (5.60 x 4.15)

Kitchen 7'4" x 11'1" (2.25 x 3.40)





Shower Room	4'5" x 7'8" (1.35 x 2.34)
Bedroom One	11'5" x 21'2" (3.50 x 6.46)
Bedroom Two	7'1" x 10'4" (2.18 x 3.17)
External	
Garage	10'0" x 12'10" (3.05 x 3.93)

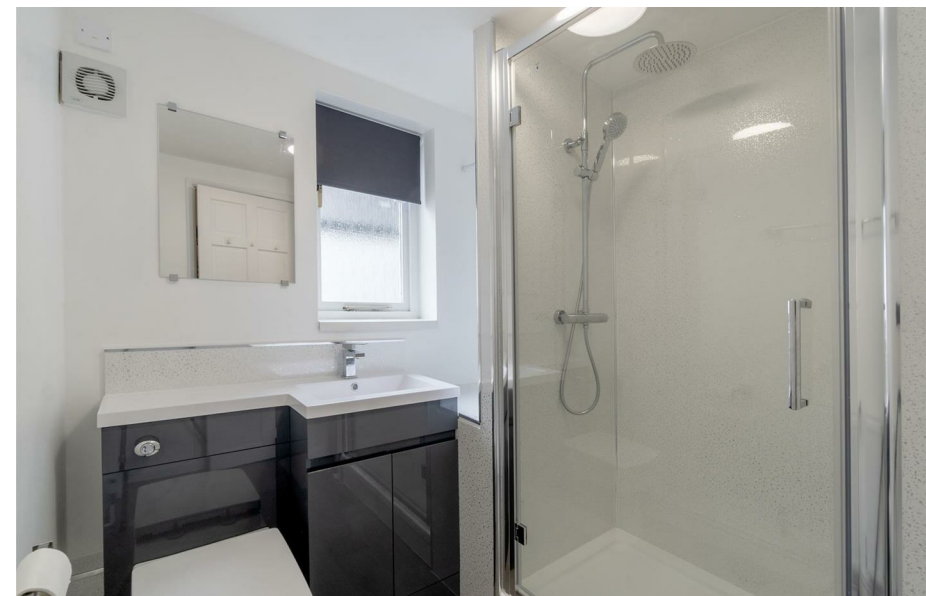
## Directions

From our office head South on Mutley Plain, turning onto Greenbank Road. At the Roundabout take the first exit onto Embankment Road and the property can be found on the left.

## Scan for Material Information



**Council Tax Band: A**





Floor Plans



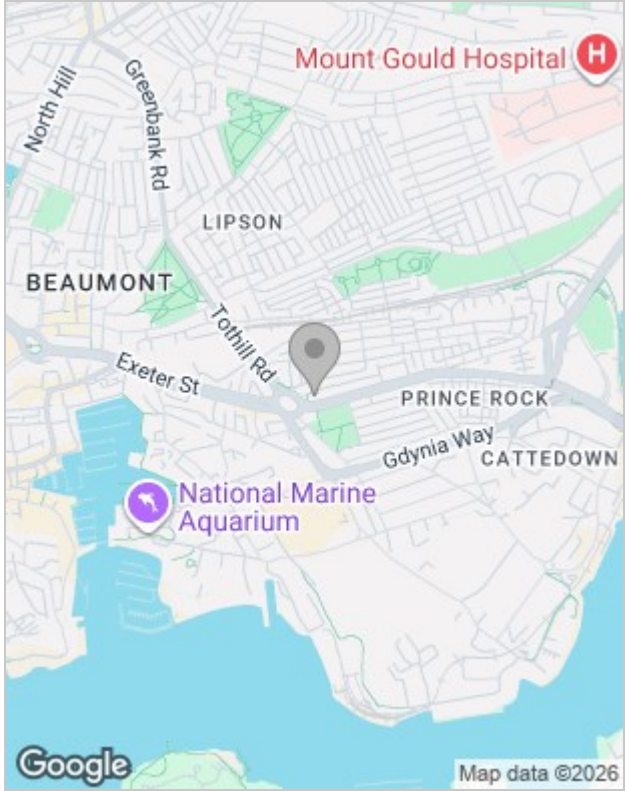
Viewing

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.

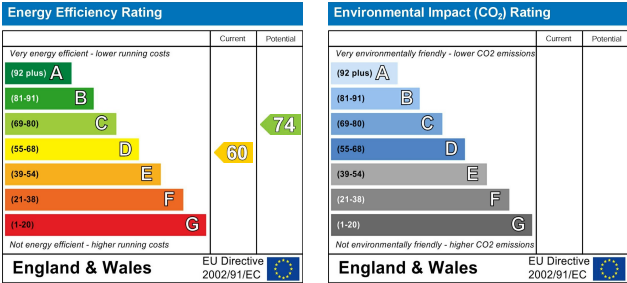
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

Location Map



Energy Performance Graph



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