



SELL • LET • MANAGE

44 Cotehele Avenue, Plymouth, PL4 9NG
£190,000

 3  2  2  C



£190,000

44 Cotehele Avenue

Plymouth, PL4 9NG

- Mid Terraced House
- Prince Rock Location
- Tenanted First Floor Flat
- Well Presented
- EPC Grade C
- Two Self Contained Flats
- Refurbished Ground Floor Flat
- Spacious Accommodation
- No Onward Chain
- Ideal Buy To Let

SUPERB INVESTMENT OPPORTUNITY HOUSE SPLIT INTO TWO FLATS

DC Lane are thrilled to present to the market this mid terraced house split into two self contained flats located centrally in Prince Rock with easy access to the A38, City Centre and within walking distance of the Vue Cinema complex making an ideal Buy to Let investment.

The Ground Floor Flat has recently undergone refurbishment and the spacious accommodation comprises of lounge with bay window and feature fireplace, double bedroom, generous kitchen/diner boasting a new kitchen and bathroom with shower over the bath. A rear porch provides garden access.

The tenanted First Floor Flat comprises of lounge, two bedrooms (double and single) spacious kitchen/diner, utility area and bathroom. An external staircase provides access to the communal garden.

Both flats have recently had new boilers installed and are an EPC Grade C. Being sold as a Freehold with no onward chain this would make a fantastic investment opportunity.

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



Ground Floor Flat

Lounge	14'2" x 11'8" (4.33 x 3.57)
Bedroom	11'1" x 13'0" (3.40 x 3.98)
Kitchen/Diner	10'9" x 14'2" (3.30 x 4.32)
Bathroom	7'1" x 5'2" (2.18 x 1.59)

First Floor Flat

Lounge	12'3" x 11'6" (3.75 x 3.52)
Bedroom One	11'6" x 13'2" (3.53 x 4.03)
Bedroom Two	5'2" x 7'11" (1.58 x 2.42)
Kitchen/Diner	10'9" x 10'8" (3.30 x 3.26)
Utility Area	4'9" x 8'8" (1.449 x 2.65)
Bathroom	5'10" x 8'8" (1.80 x 2.65)





Directions

From our office head North on Mutley Plain, turning onto Greenbank Terrace. At the Roundabout take the second exit onto Cattedown Road. After 200m turn left into Mainstone Avenue, turn left into Collingwood Avenue and Cotehele Avenue is the second turning on the left.





Floor Plans

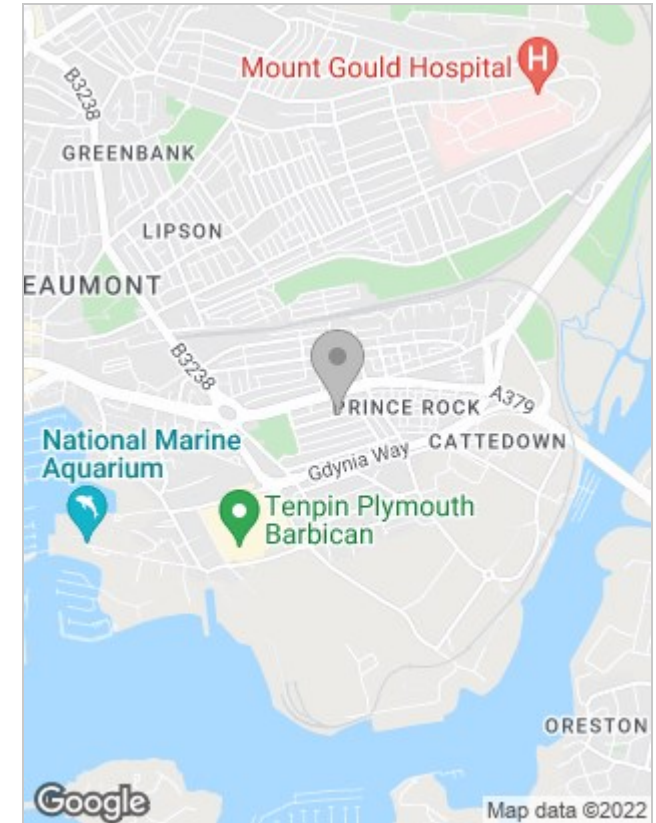


Viewing

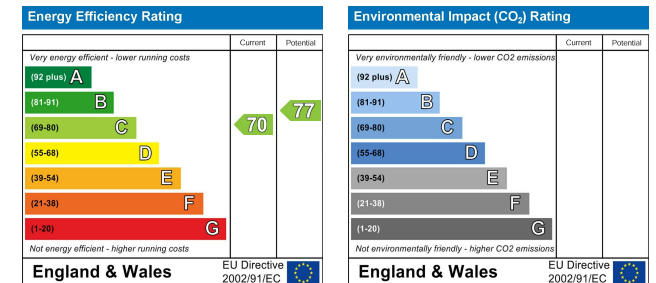
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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