



**DC**  
LANE  
SELL • LET • MANAGE

Ashford Road, Plymouth, PL4 7BL  
£120,000 Leasehold

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£120,000

# Ashford Road

Plymouth, PL4 7BL

- First Floor Flat
- Central Location
- Quality Tenants Residing
- Shared Rear Courtyard
- No Onward Chain
- One Double Bedroom
- Buy To Let Investment
- Spacious Accommodation
- Well Presented
- Council Tax Band A

## IDEAL BUY TO LET INVESTMENT

Quality long term tenants can be hard to find however DC Lane are inviting current or potential landlords to take advantage of this fantastic investment opportunity.

Located centrally within walking distance to Mutley Plain and City Centre and easy access to the A38 the property is positioned on the first floor with spacious accommodation throughout. The accommodation comprises of living room that spans the width of the property, large kitchen/diner with an abundance of units and garden access, one double bedroom and bathroom with shower over. Externally there is a shared rear courtyard garden with rear gate access to the service lane.

Double glazed, gas central heating and no onward chain the property is being sold as a going concern with annual rental income of £8040.



## First Floor

Lounge	17'4" x 11'7" (5.30 x 3.54)
Kitchen/Diner	11'4" x 11'11" (3.47 x 3.65)
Bedroom	10'11" x 11'10" (3.35 x 3.62)
Bathroom	8'0" x 6'2" (2.44 x 1.89)





## Directions

From the DC lane office Head south on Connaught Ave and turn right then 2nd left onto Ashford Rd. The property can be found on the left.

**Council Tax Band: A**





## Floor Plans

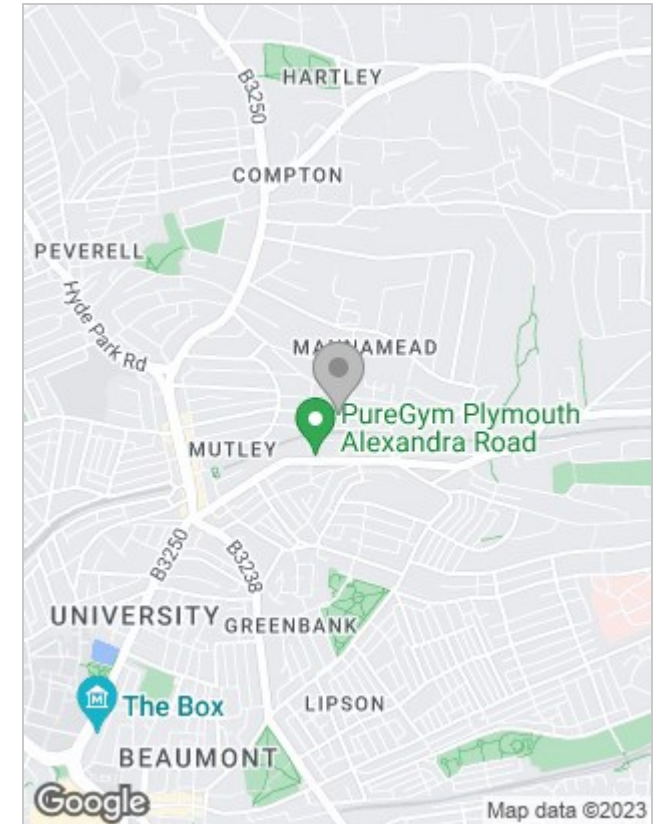


## Viewing

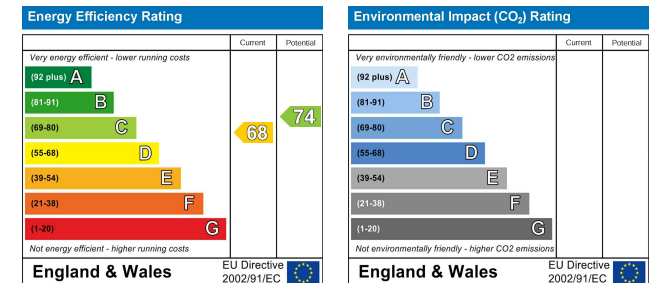
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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