

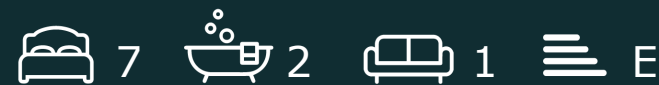
DC  
LANE

SELL • LET • MANAGE



19 Abingdon Road, Plymouth, PL4 6HZ

£320,000





IF THERE WERE  
WE DO REAL  
WE DO MISTAKES  
WE DO HAPPY  
WE DO FUN  
WE DO  
WE DO BEING  
CHANGES  
WE DO HAPPY  
WE DO  
FOUNTAIN  
WE DO

£320,000

# 19 Abingdon Road

Plymouth, PL4 6HZ

- Desirable Investment Opportunity
- Arranged over Four Storeys
- Seven Double Letting Rooms
- Two Kitchens
- No Onward Chain
- Victorian Mid Terraced House
- North Hill Location
- £34,580 Gross Income
- Two Shower Rooms
- Ideal Buy to Let

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

This substantial and deceptive Victorian mid terrace property is arranged over four storeys and offers multi occupancy of seven double letting rooms, two kitchens, two shower rooms, utility room and communal lounge area in a sun room. Outside there is a small front garden and rear paved courtyard.

In excellent decorative order this HMO property generates a gross rental income of £34,580 pa and is currently let to working professionals. Available with no onward chain an early viewing is highly recommended.



## Lower Ground Floor

Sun Room	9'9" x 13'10" (2.98 x 4.24)
Kitchen/Diner	9'9" x 14'3" (2.98 x 4.36)
Bedroom One	9'10" x 13'0" (3.00 x 3.98)
Shower Room	9'10" x 6'5" (3.00 x 1.96)
Utility Room	6'6" x 6'5" (2.00 x 1.96)

## Ground Floor

Bedroom Two	9'8" x 14'3" (2.96 x 4.36)
Bedroom Three	10'5" x 12'11" (3.20 x 3.96)
Bedroom Four	12'6" x 10'4" (3.82 x 3.16)

## First Floor

Kitchenette	9'8" x 7'7" (2.96 x 2.33)
Bedroom Five	10'9" x 12'11" (3.29 x 3.96)



Bedroom Six  
Second Floor  
Room Seven

10'9" x 10'4" (3.29 x 3.16)  
13'2" x 18'5" (4.03 x 5.63)

## Directions

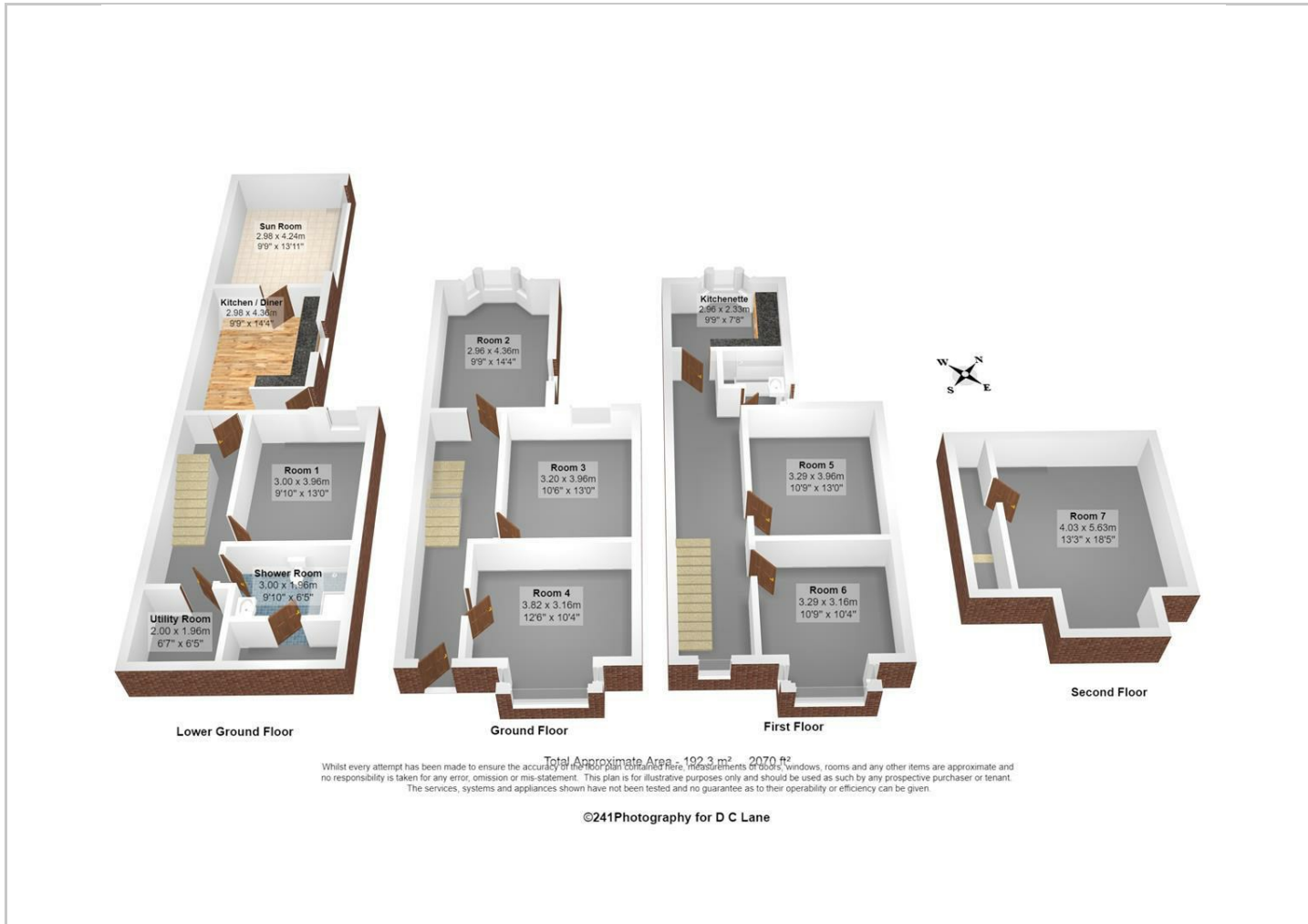
From the DC Lane office continue along Mutley Plain to North Hill. Turn right into Alton Road and right again into Abingdon Road, the property can be found on the right.



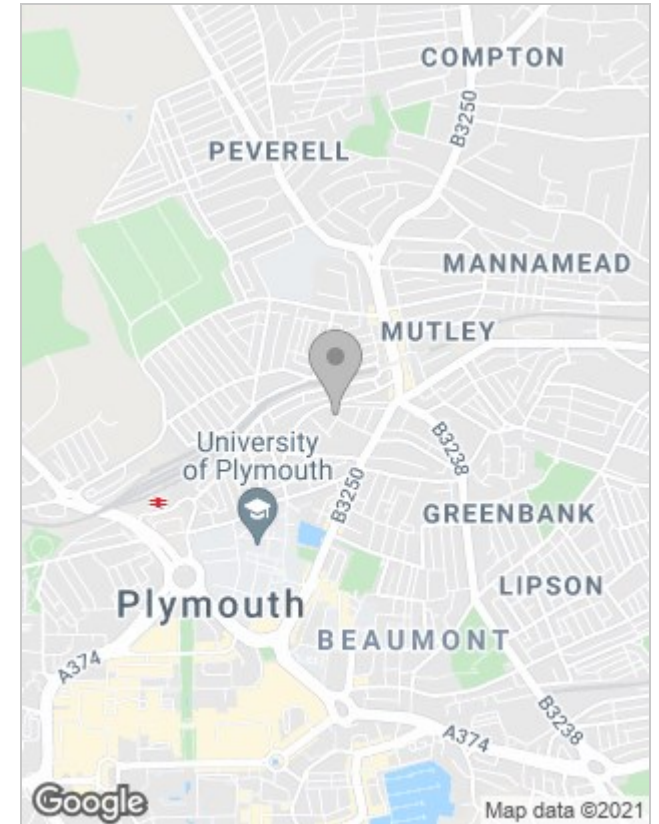


IN THIS HOUSE  
WE DO REAL  
WE DO MISTAKES  
We do I'm sorry  
WE DO FUN  
WE DO HUGS  
WE DO SECOND  
CHANCES  
WE DO HAPPY  
WE DO FORGIVENESS  
WE DO LOVE

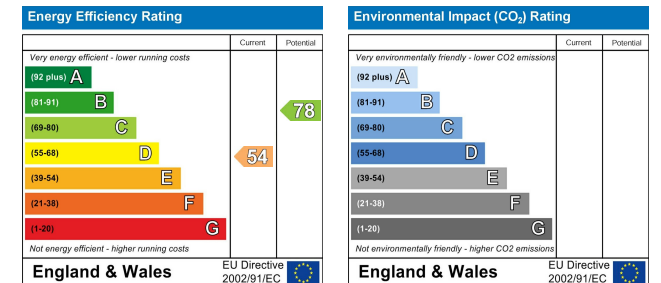
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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