



**DC**  
LANE

SELL • LET • MANAGE



£310,000

# Pentyre Terrace

Plymouth, PL4 8RP

- HMO Investment Property
- 7 Bedrooms
- Gas Central Heating
- £31260 GRPA
- 3 Storeys
- Terraced House
- 2 Reception Rooms
- Double Glazing
- Spacious Accommodations
- Front & Rear Garden

DC Lane are delighted to present an excellent investment property centrally located in St Judes and within walking distance of both the City Centre and excellent local facilities.

This substantial and deceptive Victorian mid terrace property is arranged over three storeys and offers multi occupancy of 7 double letting rooms, 3 bathrooms, spacious kitchen, dining room and communal lounge. Outside there is a small front garden laid to lawn and a further rear garden with pedestrian access to the alley.

In good decorative order this HMO property generates a gross rental income of £31,260 pa and is currently fully let to non-student occupiers. Available with no onward chain an early viewing is highly recommended.



## Ground Floor

Room 1	14'7" x 14'1" (4.45 x 4.31)
Room 2 (Reception)	12'1" x 15'1" (3.70 x 4.60)
Dining Room	11'5" x 12'4" (3.48 x 3.78)
Kitchen	11'5" x 12'11" (3.48 x 3.95)

## First Floor

Room 3	10'10" x 13'0" (3.31 x 3.98)
Bathroom	7'0" x 8'10" (2.15 x 2.71)
Shower Room	2'6" x 6'10" (0.78 x 2.09)
Room 4	12'4" x 15'1" (3.78 x 4.60)
Room 5	10'9" x 14'1" (3.28 x 4.31)
Room 6	7'11" x 10'9" (2.43 x 3.30)

## Second Floor



Room 7	8'2" x 10'2" (2.51 x 3.10)
Room 8	18'7" x 10'1" (5.67 x 3.09)
Shower Room	9'10" x 6'7" (3.00 x 2.01)

## Directions

From our office by car take Sutherland Rd, N Rd E and Clifton Pl to Greenbank Rd/B3238 in Mutley 4 min (0.7 mi) Turn right onto Greenbank Rd/B3238 52 s (0.2 mi) Continue on Lipson Rd. Drive to Pentyre Terrace





## Floor Plans

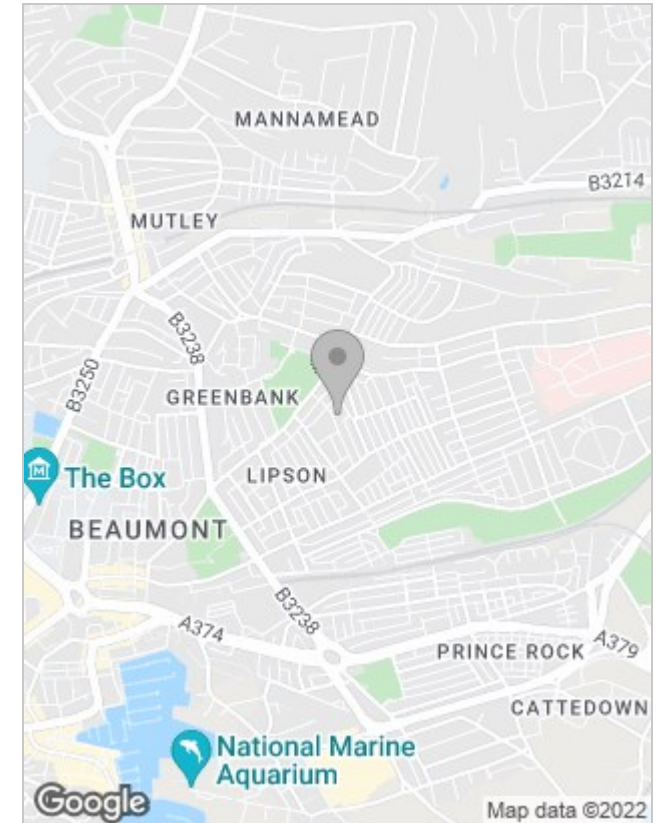


## Viewing

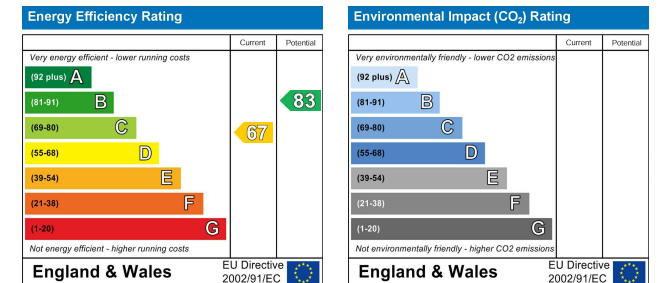
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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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