



1 Grenville Road

St Judes, Plymouth, PL4 9PX

£1,495 Per Month



An impressive older style character property. It is laid out with 4 principle bedrooms and bathroom on the first floor. There could be a 5th on the ground floor or a further reception room. There is also a great sized kitchen breakfast room. A lounge and downstairs shower room. Externally a good-sized walled courtyard with storage sheds. It is available now.

The property has been redecorated and re carpeted and is ideal for people needing space and a convenient central Plymouth location.



GRENVILLE ROAD, ST JUDES, PLYMOUTH, PL4 9PX

LOCATION

Found in St Judes lying within walking distance of the city centre & with a variety of local services & amenities nearby.

SUMMARY

A substantial period built semi-detached house modelled & laid out for letting purposes. Providing a 5 bedroom HMO home. On the ground floor with porch, hall, utility cupboard, spacious front set lounge, good-sized fitted kitchen/dining room, downstairs shower room & one large letting room. At first floor level, 4 further letting rooms & a well appointed family bathroom/wc. Externally a good-sized walled, courtyard, low maintenance garden with storage sheds.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

HALL

LOUNGE 17'5 x 14'8 max (5.31m x 4.47m max)

KITCHEN/BREAKFAST ROOM 19'8 x 11'3 max (5.99m x 3.43m max)

Work surfaces, breakfast bar & integrated appliances including Beko oven. Whirlpool dishwasher, 5 ring variable sized gas hob with extractor hood over & sink.

BEDROOM ONE 14'3 x '4 max (4.34m x '1.22m max)

SHOWER ROOM 6'7 x 6'4 (2.01m x 1.93m)

FIRST FLOOR

LANDING

BEDROOM TWO 17'6 x 10'11 max (5.33m x 3.33m max)

BEDROOM THREE '9 x 11'4 max ('2.74m x 3.45m max)

BEDROOM FOUR 11'4 x 6'8 max estimated (3.45m x 2.03m max estimated)

BEDROOM FIVE 17'5 x 14'8 max (5.31m x 4.47m max)

BATHROOM 11'9 x 8'6 max (3.58m x 2.59m max)

OUTSIDE

COURTYARD 9'6 x 10'6 (2.90m x 3.20m)

Spacious courtyard with storage sheds

AGENT'S NOTE

Tenure Freehold. The property let on a HMO basis with individual rooms (based on ASST's) charged out on fixed terms or rolling. Generating gross income circa £27,000 plus per annum when fully let. The HMO license granted to the current owner on 24/04/2024 & the license expires on 30/09/2028. The license is not transferable to a new owner. A new owner would have to apply for a new license.

COUNCIL TAX

Plymouth City Council

Council Tax Band: B

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

