



## 1 Grenville Road

St Jude's, Plymouth, PL4 9PX

£240,000



A substantial period built semi-detached house re-modelled & laid out for letting purposes. Providing a 5 bedroom HMO house. 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 bathroom/wc. Externally a good-sized walled courtyard with storage sheds.





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

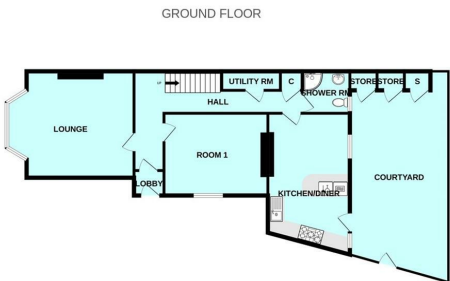
SERVICES

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

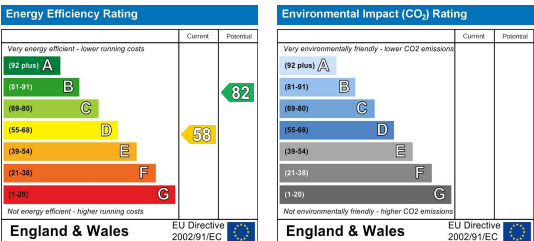
Area Map



Floor Plans



Energy Efficiency Graph



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