



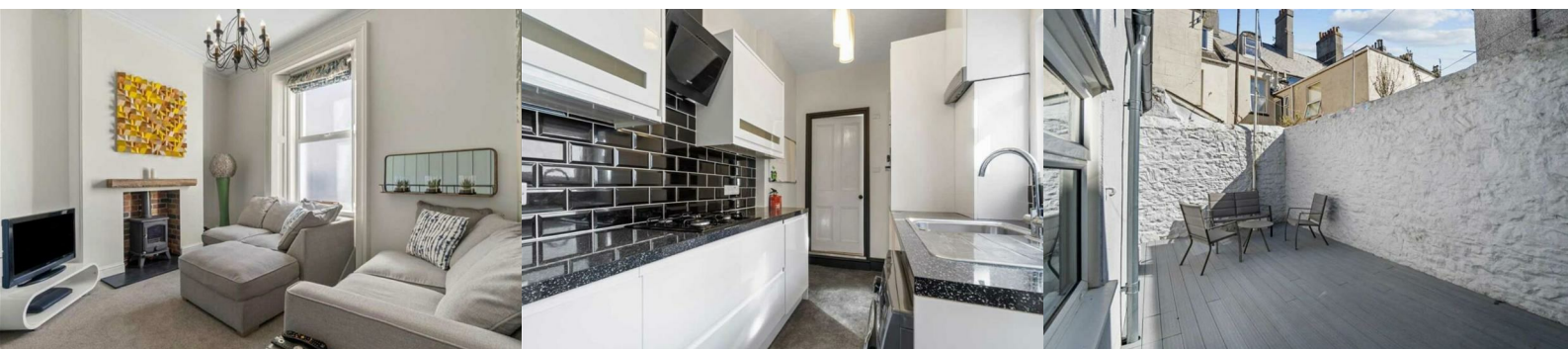
9 Clifton Place

North Hill, Plymouth, PL4 8HU

£200,000



A well presented period built mid-terraced 2 storey house. It was on the rental market with circa £18,000 per annum income. The property benefits from uPVC double-glazing, gas central heating & new roof by DFR (October 2025). The property comprises a spacious lounge, separate dining room/bedroom 3, modern fitted integrated kitchen, modern bathroom/wc, 2 further generous-sized first floor bedrooms & a rear courtyard garden. Vacant & no onward chain.



CLIFTON PLACE, NORTH HILL, PLYMOUTH, PL4 8HU

LOCATION

Found within Clifton Place at the top of North Hill in a convenient position with a good variety of local services & amenities on the door step. Lying within close walking distance of Plymouth University & the City Centre.

ACCOMMODATION

An entrance lobby gives access to the hall with staircase rising to the first floor & useful under-stairs storage cupboards. A good-sized front set lounge with fire place & fitted wood burning stove. To the rear a spacious 3rd bedroom/separate dining room. In the tenement section a modern fitted integrated kitchen, appliances include fridge, freezer, 4 ring gas hob with extractor hood over, Indesit electric oven, Zanussi microwave & Indesit washer/dryer. A cupboard housing a Pottertonpromax Combi HE plus gas fired boiler servicing the central heating & domestic hot water. Sink with mixer tap. Downstairs bathroom. Suite comprising wc, wash hand basin & bath with thermostatic shower over including a handheld mixer & overhead douche spray.

At first floor level a landing giving access to a large master bedroom to the front, with potential to subdivide to create a 4 bedroom investment home. A second good-sized double bedroom to the rear.

Externally, a new roof by DFR (October 2025), a pleasant enclosed walled rear courtyard with outside store & cold water tap. Clothes washing line.

GROUND FLOOR

ENTRANCE LOBBY 3'1 x 3'6 maximum (0.94m x 1.07m maximum)

HALL

LOUNGE 13'1 x 10'6 (3.99m x 3.20m)

BEDROOM THREE/DINING ROOM 11'1 x 10'10 maximum (3.38m x 3.30m maximum)

KITCHEN 12'6 x 5'8 (3.81m x 1.73m)

BATHROOM 6'5 x 5'8 (1.96m x 1.73m)

FIRST FLOOR

LANDING

BEDROOM ONE 17'2 x 10'6 maximum (5.23m x 3.20m maximum)

BEDROOM TWO 11'1 x 10'6 maximum (3.38m x 3.20m maximum)

EXTERNALLY

WALLED REAR COURTYARD 23' x 10'6 maximum (7.01m x 3.20m maximum)

COUNCIL TAX

Plymouth City Council
Council Tax Band: A

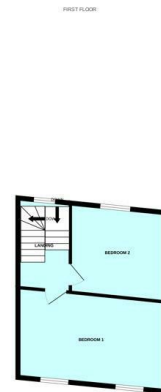
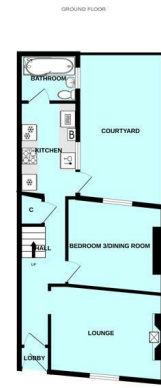
SERVICES PLYMOUTH

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

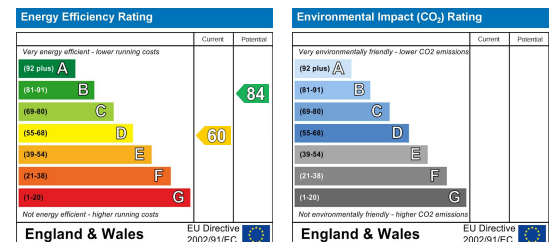
Area Map



Floor Plans



Energy Efficiency Graph



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