

Guide Price £245,000



14 TREMATON TERRACE, MUTLEY PLAIN, PLYMOUTH, PL4 6QS

Lawson are delighted to market this well maintained, incredibly spacious, mid terrace Victorian home, a stones throw from Mutley Plain currently let to students. The property benefits from well tended and maintained accommodation arranged over two floors comprising; an original front door leading to an entrance hall with carpeted stairs to the first floor landing and under stairs storage, a door on the right leads to a large living room; with a bay window to the front elevation and could easily be used as additional bedroom accommodation (subject to licence). Bedroom one a spacious double with a window to the rear elevation. A common room with a window to the side and dining table. The kitchen is fitted with a modern range of matching base and eyelevel storage cupboards with post formed and roll top worksurfaces, integral cooker, hob and filter canopy. The property comes with all appliances including washer/dryer, compact dishwasher, fridge/freezer and OLED TV. The shower room with a matching three piece suite comprising low level w.c, pedestal wash hand basin and shower cubicle.



From the entrance hall carpeted stairs ascend to the first floor landing with further storage and a door to bedroom two; an incredibly large double room spanning the whole width of the front of the property, two windows to the front elevation and wash hand basin. Bedroom three a further large double with a window to the rear and bedroom four a large double with a window to the side. A further shower room fitted with a shower with folding glass screen, low level w.c, pedestal wash hand basin.

Externally, there is fully walled enclosed courtyard garden and a gateway to the service lane. The property is fully let to students for this academic year and fully managed by an independent letting agency, details provided upon request. The property is arranged over two floors and is let to four individuals and therefore currently does not require a licence. A gross rental of approximately 20k per annum with potential for growth. The property comes fully furnished, has hard wired fire alarms, fire doors and extinguishers and is a turn key investment.



Agents Note. The property does belong to a family member of the Lawson Estate Agent team.

MUTLEY

A suburb, close to Plymouth University, Plymouth Railway Station, Central Park and Mutley Park, served by Hyde Park and Lipson Vale primary schools, whilst being served by the retail amenities of Mutley Plain, with its bank and post office. Located approximately one mile from Plymouth City Centre, the suburb is principally made up of late Victorian, Edwardian and 1930's built housing stock (some of which has suited conversion, into flats and apartments). With its centrality, Mutley has been popular, for generations.



OUTGOINGS PLYMOUTH

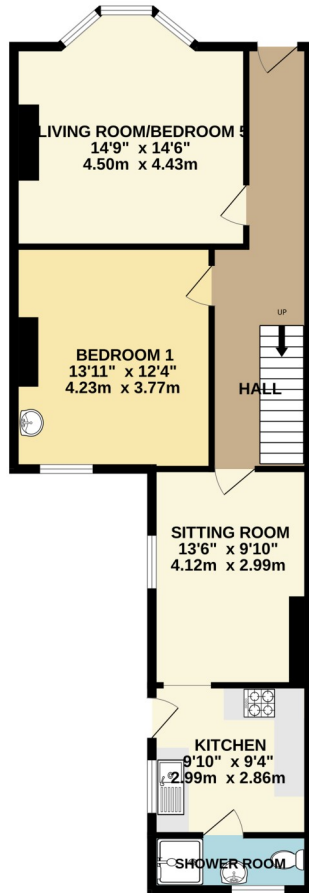
We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2024/2025 is £1,722.68 (by internet enquiry with Plymouth City Council). These details are subject to change.

PLYMOUTH

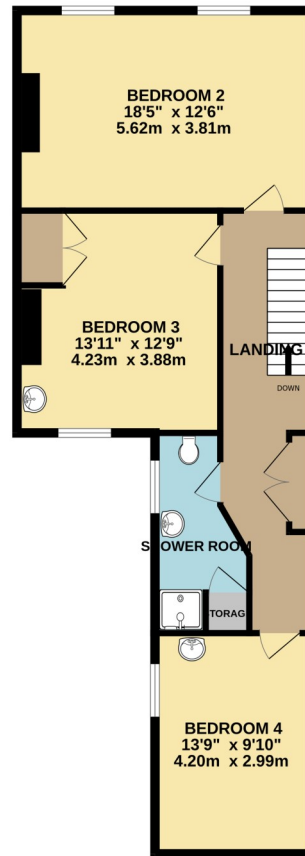
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

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FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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