

**Guide Price £220,000**



**7 GUILDFORD STREET, PLYMOUTH, PL4 8DS**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**

## FULL DESCRIPTION

Quietly located within half a mile from Plymouth University, Arts University Plymouth, The Barbican, The Box and Plymouth City Centre is this 3-storey, end terraced, house built circa 1900. The house is just a stones' throw from the student hubbub and vibe of popular Ebrington Street.

The property has an HMO certificate and is being sold as an occupied, working HMO. The current tenant is a company who are currently renting the house until 11th August 2026. The house currently derives an income of £18,000 P.A. from the company who have signed a 36-month tenancy. They do however, pay their own utilities and internet etc. If rented to students, as has been the case in all previous years of the current owner's tenure, the property could generate £27,200 P.A. (including bills) with 5 rooms rented at current student rental levels (Approx. £110 (Inc. bills) per room per week for 50 "student-weeks" of the year!).

The property briefly comprises, entrance vestibule, entrance hallway, separate W.C., common room, kitchen/ breakfast room, five double letting rooms, 2 X shower rooms, separate W.C. Outside, there is a small, walled, south-facing, gated rear courtyard.

The property has PVC rainwater goods, a recovered roof, PVCu double glazing, GCH, a hardwired smoke detector/ alarm, whilst all internal doors are fire-closing. The house is in reasonable decorative condition. The property is owned by an employee of Lawson Estate Agents.

## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection potential is FTTP, FTTC and ADSL.

## 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.



## FLOOR PLAN



TOTAL FLOOR AREA: 1147 sq.ft. (106.6 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.

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## 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 2024.

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