

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

12/H/26 6040

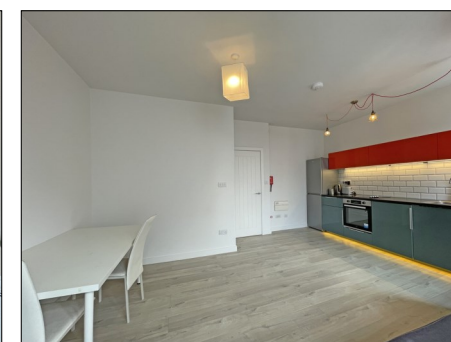
Floor Plans...



PLYMOUTH HOMES

ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**5 Bedford Park, North Hill,
Plymouth, PL4 8HN**

**PRIME CENTRAL LOCATION
INVESTMENT OPPORTUNITY
POTENTIAL 10.5% RETURN
FIVE SELF-CONTAINED FLATS
DOUBLE GLAZING
ELECTRIC HEATING
VIEWING RECOMMENDED**

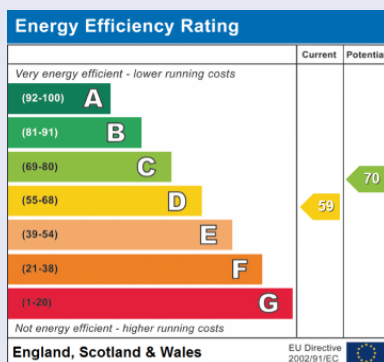
We feel you may buy this property because...

'Of the prime central location and investment opportunity on offer.'

£350,000

Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



www.plymouthhomes.co.uk

Number of Bedrooms
Five Flats

Property Construction
Solid Brick Walls

Heating System
Electric Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
See Details

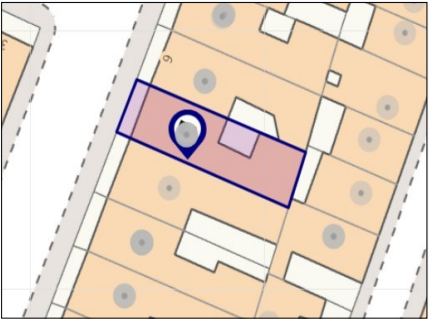
Council Tax Band
Each Flat Band A

Council Tax Cost 2026/2027
Full Cost: £1,627.90
Single Person: £1,220.93

Stamp Duty Liability
First Time Buyer: £2,500
Main Residence: £7,500
Home or Investment
Property: £25,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

Five Self Contained Flats - Located within the heart of Plymouth, this substantial investment opportunity lies within proximity of the university and the city centre with its numerous shops, amenities and transport links. The property is arranged over three floors and comprises five flats of varying sizes, the majority of flats have an EPC rating of C, and the whole building offers a potential rental return of 10.4% based on the current asking price. Plymouth Homes advise an early viewing to fully appreciate the potential on offer within this substantial period home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a secure, communal entrance door opening into the communal vestibule and hallway.

COMMUNAL HALLWAY

With doors to flats 1 & 2 and stairs rising to the first-floor landing.

FLAT 1

Comprising hall, a large open plan living room incorporating the lounge, dining and kitchen areas, double bedroom, shower room and a small area of courtyard with artificial lawn.

FLAT 2

Comprising kitchen/dining room, open plan bedroom/living space, shower room and a small area of courtyard with artificial lawn.

FIRST FLOOR

COMMUNAL LANDING

With doors to flats 3 & 4.

FLAT 3

Studio/office space, comprising entrance hall, living room/bedroom area, wc, behind the entrance door is a recess which was previously used as a shower cubicle which is now behind the current MDF



shelving storage and could be reinstated back to a shower. There is also access to a private roof garden.

FLAT 4

The largest of the four flats, with hall, a large open plan living room incorporating the lounge, kitchen and dining areas, bedroom, shower room.

SECOND FLOOR

COMMUNAL LANDING

With access to the roof terrace and flat 5.

FLAT 5

Comprising hall, open plan living room, bedroom, shower room.

ROOF TERRACE

4.06m (13'4") x 3.16m (10'4")

With partial views towards Plymouth Sound.

AGENT'S NOTE

The owner has indicated that the rents for each unit as are follows. Flats 1,2 and 5 achieved £650 PCM, flat 4 achieved £700 PCM and flat 3 £430 PCM. This would achieve a gross yield of £36,960 per year with a return of 10.5% based on the current asking price. Flats 1,2,3 and 4 are currently vacant and flat five is currently tenanted.

