



31 Clittaford View | Southway | Plymouth | PL6 6TW

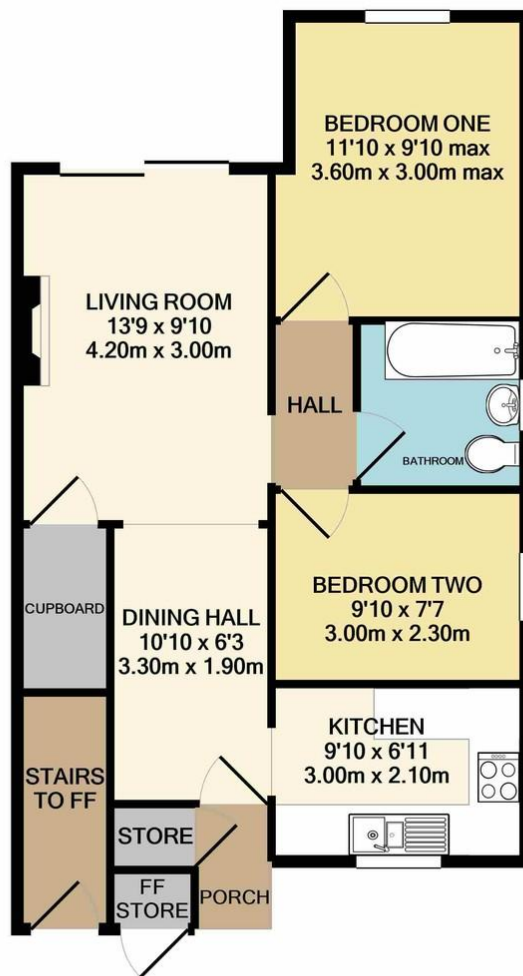
In Excess Of £120,000

A purpose built ground floor maisonette, situated within a cul-de-sac location. This two double bedroom property benefits from Upvc double glazing, a gas central heating system, lounge and dining area, bathroom, enclosed rear garden with storage shed and allocated parking.

Local schools and facilities are within walking distance, as well as a regular bus service to Plymouth City Centre.

The property is currently let at £700 pcm which equated to a gross yield of 7%

- Two Double Bedrooms
- Purpose Built
- Ground Floor Maisonette
- Gas Central Heating System
- Upvc Double Glazing
- Enclosed Rear Garden
- Close To Facilities
- Proven Rental Income



Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements