



9 Maple Grove | Mutley | Plymouth | PL4 6PZ

Guide £400,000-£450,000

A recently updated large investment property.

This large bay fronted period property is situated within Mutley, the house is a short walk from Mutley Plain, Plymouth University and the City Centre. Upon inspection you will find an entrance vestibule, entrance hall, living room, fitted kitchen, utility room, two double bedrooms and shower and WC on the ground floor. The first floor offers a landing, four double bedrooms, a single bedroom and shower room. Outside there is a courtyard garden, with gated access to the rear service lane. Another feature is the full height basement, giving further development potential.

The property Upvc double glazed windows, gas central heating system and being located close to local facilities. The current income is £40,800 pa which equates to a gross income of 10.2%.

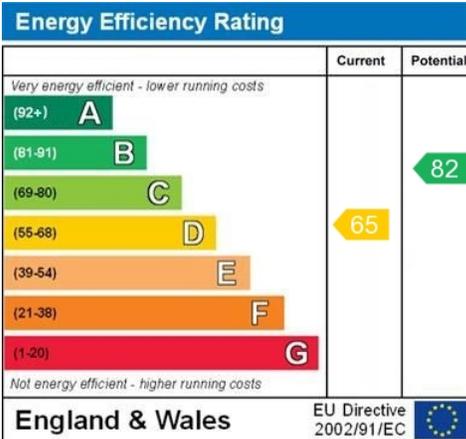
- Investment Property
- Seven Bedrooms
- Recently Updated
- Gas Central Heating System
- Upvc Double Glazed Windows
- Short Walk To Station
- Short Walk To University
- Close To Mutley Plain
- Proven Rental History



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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