



## 164 Alexandra Road | Mutley | Plymouth | PL4 7EH

In Excess Of £350,000

A large double fronted period investment property within a popular location.

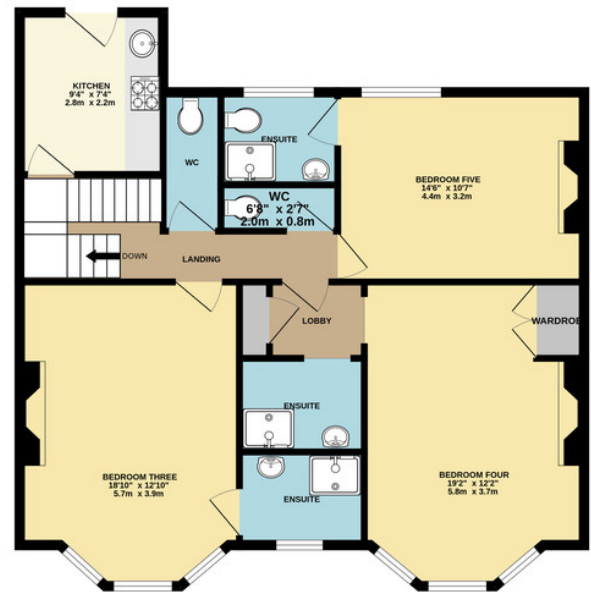
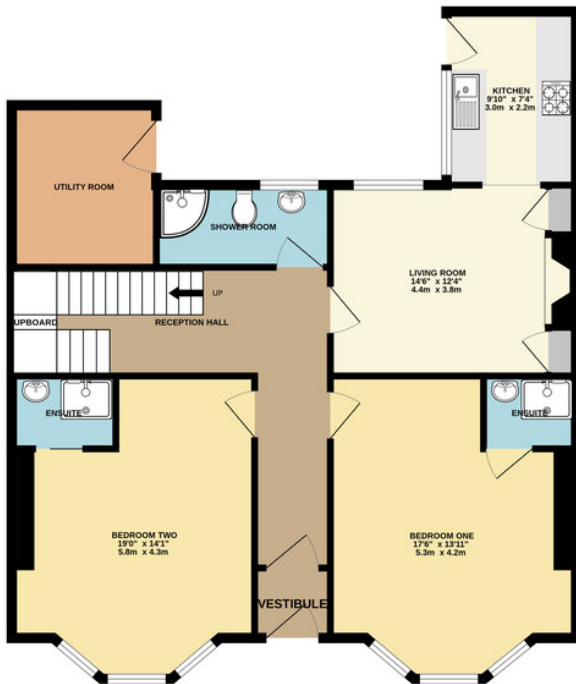
This five double bedroom shared house (all with en-suite shower rooms) benefits from Upvc double glazed windows, gas central heating system, living room, two kitchens, utility room, addition shower room and WC, with potential for a loft conversion subject to consent. Outside there is a small courtyard and local shops are within a short walk. The property offers a great investment opportunity with a gross income of £32,700 with potential to increase to £45,900, giving a potential yield of 13.1%.

- Double Fronted Period Property
- Five Double Bedrooms
- All Rooms En-Suite
- Upvc Double Glazing
- Gas Central Heating
- Proven Income
- Potential To Increase



GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.

1ST FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 1815 sq.ft. (168.6 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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## Contact Details

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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