



## 9 Cedar Close | Trevorder | Torpoint | PL11 2QH

Guide £150,000-£160,000

A two double bedroom mid terraced house.

This modern property is located within a cul-de-sac location and benefits from Upvc double glazing and heating.

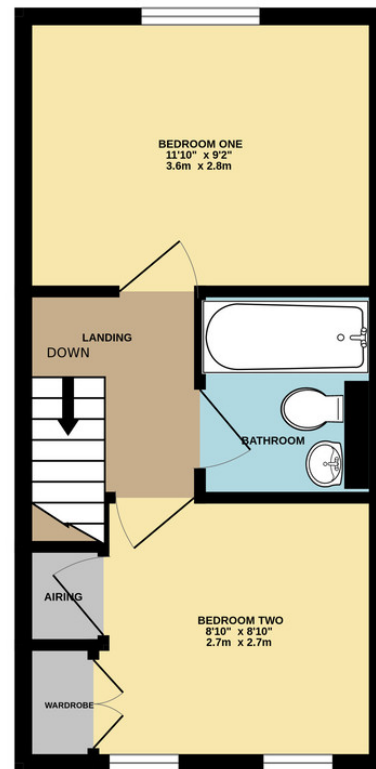
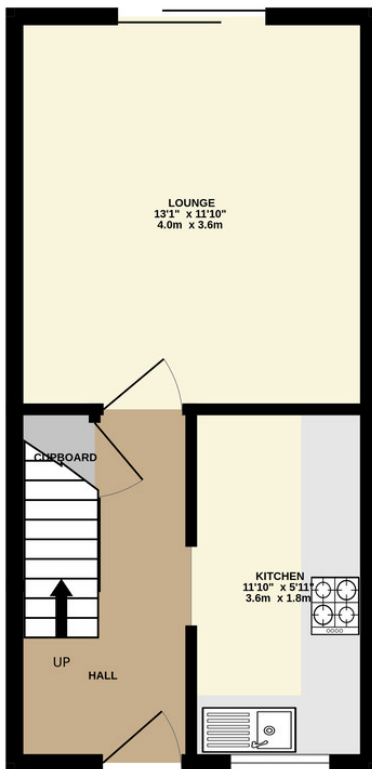
Upon inspection you will find an entrance hall, lounge/diner and kitchen on the ground floor. Whilst the first floor offers the two double bedrooms and family bathroom. Outside the large rear garden enjoying a Southerly aspect, with a patio and raised terraces. The property is currently let under an Assured Shorthold Tenancy with a proven income that could be increased to £10,200 pa which would equate to a 6.8% yield.

- Modern Terraced House
- Two Double Bedrooms
- Upvc Double Glazing
- Central Heating
- Large Rear Garden
- Allocated Parking
- Popular Location
- Close to Schools



GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.

1ST FLOOR  
292 sq.ft. (27.2 sq.m.) approx.



## Contact Details

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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