



## 12 College Road | Keyham | Plymouth | PL2 1NR

Guide £290,000-£300,000

A five bedroom shared house situated within a popular area.

This mid terraced period property comprises: an open plan living, diner, kitchen area, two ground floor double bedrooms and a shower/utility.

Whilst the first floor has three further double bedrooms and another bathroom with a four piece suite. Outside is a rear courtyard with access to the service lane. The branch line train station, local facilities and HM Dockyard are all within walking distance.

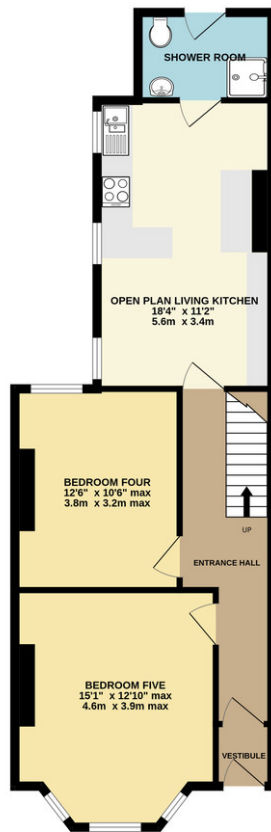
The property is currently let with an income of £2,425 pm, which could easily be increased to £32,100 pa which equates to yield of 11%.

- Investment Property
- Five Double Bedrooms
- Two Bathrooms
- Upvc Double Glazing
- Gas Central Heating System
- Proven Rental Income
- Close To Local Station
- Close To Dockyard



GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.

1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



## Contact Details

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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