



Cross Keys Estates

Opening doors to your future



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53 Wilton Street
Plymouth, PL1 5LX
Price £200,000 Freehold

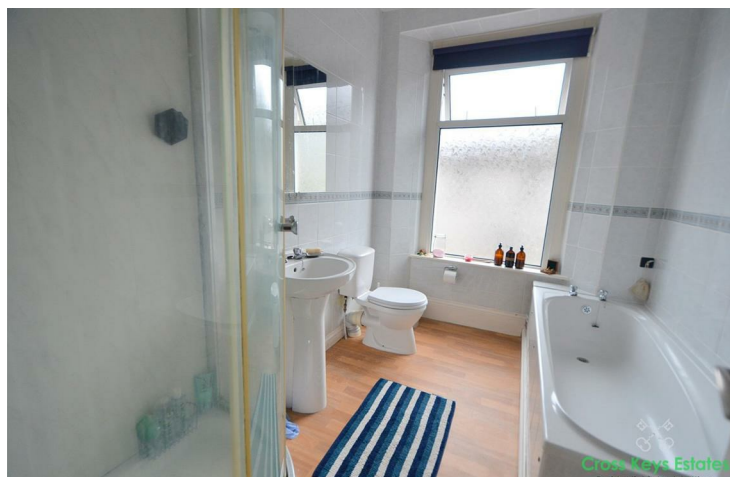


53 Wilton Street, Plymouth, PL1 5LX

Price £200,000 Freehold

Cross Keys Estates are pleased to present this spacious Victorian mid-terraced property which offers a superb buy to let investment found in a convenient central location along Wilton Street in Stoke. The property is nicely presented throughout and is currently rented on a 'Room Let' basis earning an annual income of £16,207. Offering accommodation comprising entrance hallway, living room with bay window, modern kitchen/diner, four double bedrooms, a modern family bathroom and a useful cellar space. Externally the property benefits from a courtyard garden along with a large garage accessed from the rear. The property also benefits from uPVC double glazing and gas central heating throughout.

- Victorian Terraced House
- Well Presented Throughout
- Four Double Bedrooms
- Courtyard & Large Garage
- uPVC Double Glazing & Gas CH
- Superb Buy to Let Investment
- Current Annual Income of £16,207
- Modern Kitchen & Bathroom
- Fully Let until July 2021
- EPC - D57 D65



Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away) and Plymouth airport (5 miles from the city centre).

Stoke

Stoke is a sought after residential district, much of which is a conservation area due to the high density of Regency and Victorian homes in the area. Located approx. 1 mile from Plymouth centre offering easy access to Plymouth ferry port and within 3 miles of the A38. Primary schools in the area include Stoke Damerel and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. City College Plymouth is located on the southern fringes of the area. There are a number of large recreational areas including Mount Pleasant Recreation Ground, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located off Milehouse Road.

Sitting Room

15'10" x 12'3" (4.82m x 3.73m)

Kitchen/Diner

15'5" x 10'6" (4.70m x 3.20m)

Bedroom 1

12'2" x 9'3" (3.70m x 2.83m)

Bedroom 2

12'3" x 10'5" (3.74m x 3.18m)

Bedroom 3

15'5" x 9'3" (4.70m x 2.83m)

Bedroom 4

12'3" x 10'4" (3.74m x 3.15m)

Bathroom

Cellar

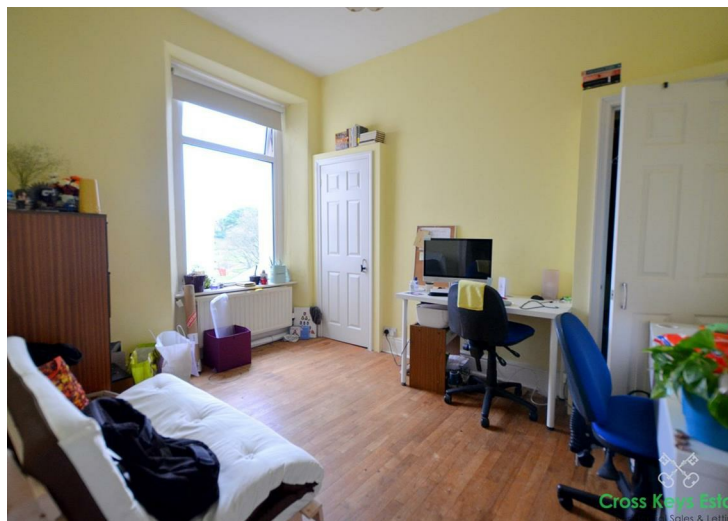
12'3" x 16'0" (3.74m x 4.87m)

Garage

22'1" x 9'3" (6.74m x 2.83m)

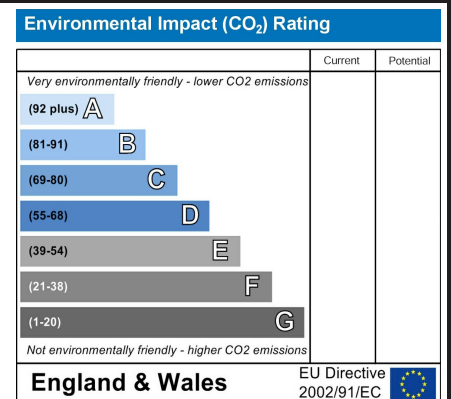
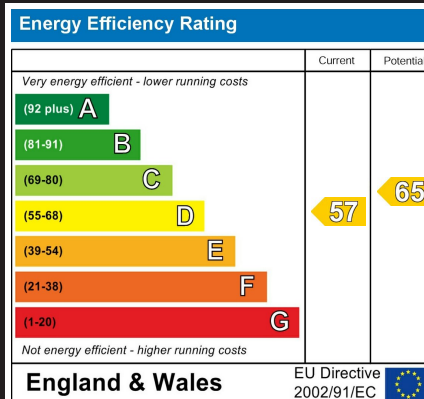
Lettings

Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call Jo Rees, Lettings Manager on 01752 500018





Total area: approx. 138.9 sq. metres (1494.7 sq. feet)



VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band C



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