

LOT  
**88**

182 St. Levan Road, Plymouth PL2 1HW

GUIDE PRICE **£127,500+**\*

RESIDENTIAL INVESTMENT



### Description

An interesting opportunity to acquire a sizeable three storey end of terrace property requiring refurbishment throughout. The property currently comprises a self-contained one bedroom lower ground floor flat with access to an enclosed rear courtyard garden area, with the ground floor and first floors currently loosely arranged as a one bedroom flat and a two bedroom flat respectively, all floors being independently metered for electricity.



### Situated

St Levan Road is conveniently situated for local shops and supermarkets, educational and recreational facilities catering for all age groups, a GP surgery, public houses and restaurants, public transport links and readily commutable to the A38 and Plymouth city centre.

### Lower Ground Floor Flat

Entrance hall, lounge/kitchen/diner with door to the rear garden, bedroom and shower room.

lounge/kitchen/diner, bedroom one, bedroom two.

21 Notice has been served on the tenant to vacate. Please refer to the legal pack for further details.

### Ground Floor

Communal entrance hallway with stairs rising to the first floor, lounge/kitchen/diner, bedroom/sitting room and shower room.

### Outside

Railed frontage with steps leading down to a small courtyard area, shared gated alleyway to the rear of the property and an enclosed elevated garden area.

### Viewings

Strictly by prior appointment with Fulfords St Budeaux 01752 362481. General enquiries Countrywide Property Auctions 01395 275691.

### First Floor

Half landing with shower room servicing the first floor. Landing,

### Auctioneer's Note

The ground floor of the upper part of the building is currently let on a rolling AST at a rate of £350pcm/£4,200 pae. A Section

### EPC Ratings

Garden Flat G. 182 St Levan Road F



### Council Tax Bands

Lower Ground Floor A  
Ground Floor A  
First Floor A