41 HOUNDISCOMBE ROAD, MUTLEY, PLYMOUTH, PL4 6EX

GUIDE PRICE £325,000-£350,000

Listers
PROPERTY CONSULTANTS

LOCATION:
Houndiscombe Road is conveniently located in a central area, within a moments' walk of the University of Plymouth, train station and Mutley Plain, which offers a range of local shops and services. The area is popular within the investment market, particularly with the student letting market. More recently, a number of properties locally have been converted into single residential dwellings under new permitted development planning rules.

DESCRIPTION:
A rare opportunity to acquire a double fronted period townhouse in a central location that has been maintained to a high standard throughout. This dressed limestone fronted period townhouse has been used as an office for over 40 years and has been sympathetically maintained throughout. The property has retained several period features which would be attractive to buyers looking for a commercial to residential conversion to create an attractive period home.

The property offers accommodation across three floors. An entrance vestibule leads into inner hall with stripped wooden floors on the ground floor with four reception/offices and tenement store. Stairs lead to the first floor half landing with pair of WCs. A spacious landing leads to four further offices and a kitchen.

The basement is accessible from the ground floor with stairs leading down to four further rooms and an additional bathroom. The rear rooms lead out to a rear paved courtyard, whilst the front rooms are subterranean.

A garage, accessed via the service lane, provides off road parking.

The property would be ideal for both commercial and potentially residential buyers looking to create a family home or convert into flats.

SCHEDULE OF ACCOMMODATION:
Gross Internal Area: 2,738sq.ft / 254sq.m

TENURE:
The freehold is offered with vacant possession, subject to surrender of the existing lease, at a guide price £325,000- £350,000.

AGENTS NOTE:
We advise buyers to take their own planning advise when making a decision to purchase.

VAT:
We understand that the property is not elected for VAT.

LEGAL COSTS:
Each party to bear their own costs.

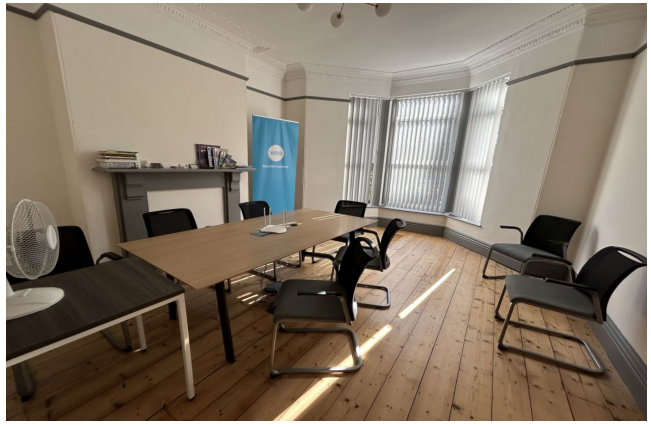
BUSINESS RATES:
We refer you to the government website: *www.tax.service.gov.uk/view-my-valuation/search* which shows that the current rateable value is £13,500. To find out how much business rate will be payable there is a business rates estimator service via the website. **Up to 100% small business rates relief may be available.**

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D84.

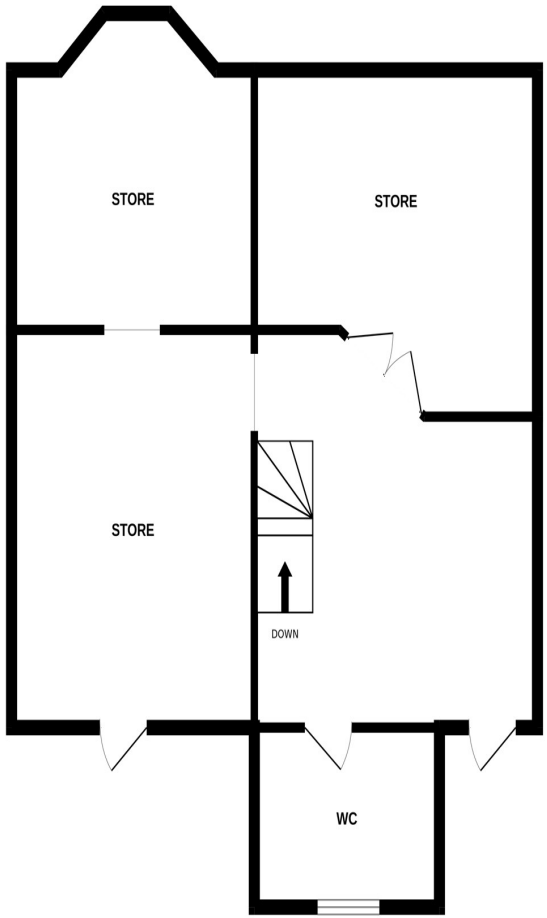
VIEWING AND CONTACT INFORMATION:
Strictly through Listers. Please contact:-

Gareth Forrest
Leigh Robinson

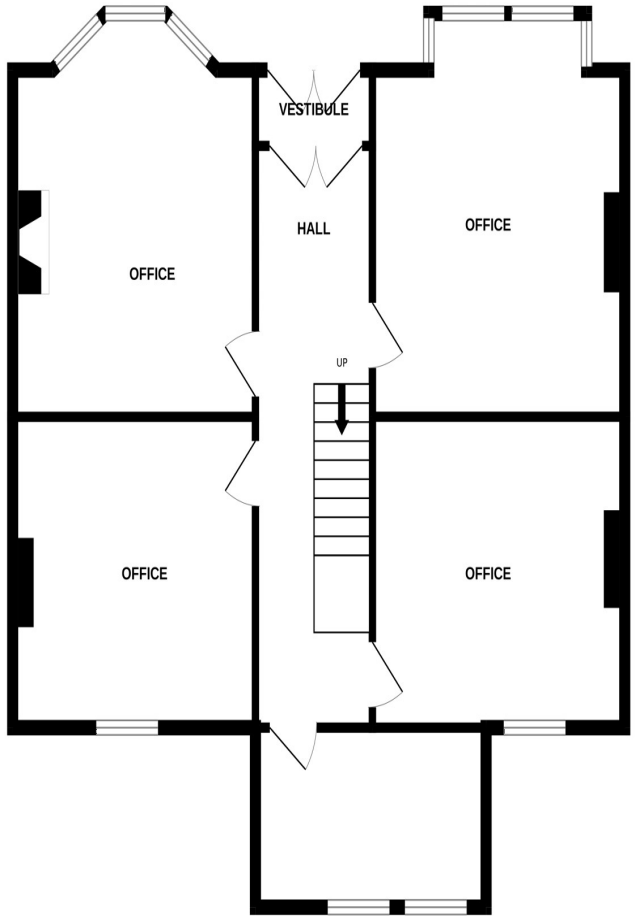
01752 222135
Email enquiries@listers.uk.com



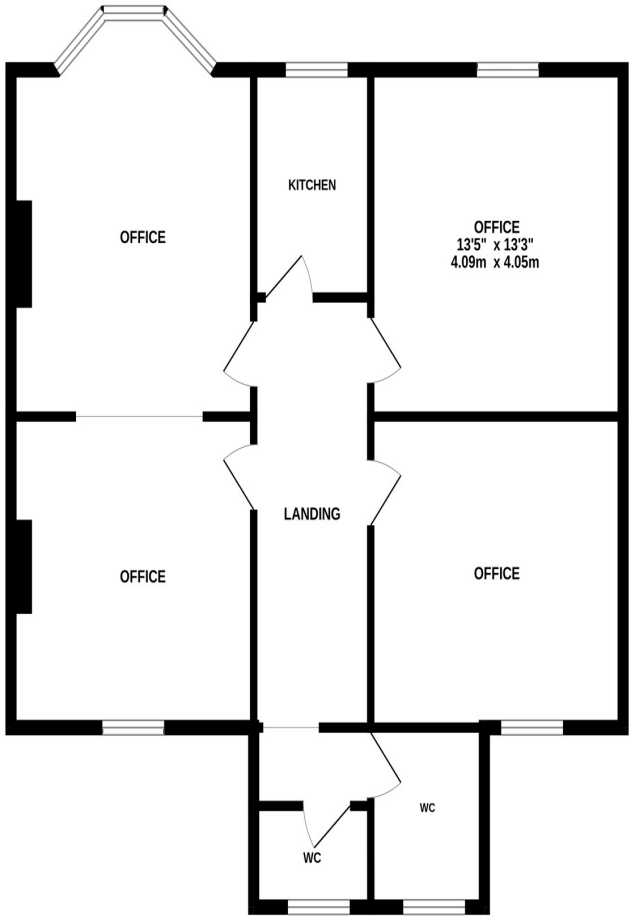
BASEMENT



GROUND FLOOR



1ST FLOOR



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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