



Sea View Avenue | | Plymouth | PL4 8RU

Asking price £260,000



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Located in the highly desirable Mount Gold area of Plymouth, this substantial five-bedroom Victorian mid-terraced property presents an excellent opportunity for both investors and owner-occupiers. The property generates a strong gross annual income of approximately £30,000, offering a robust 11.2% yield for those seeking a high-performing rental investment.

Behind its classic Victorian façade, the home retains many original features including large bay-fronted windows and spacious room proportions. Internally, the accommodation is arranged over two floors—one on each floor—making it ideal for shared living.

However, the flexible layout and generous proportions also make this property perfectly suited to being returned to a traditional family home. The existing bedrooms could easily be reconfigured into reception

- 11.2% Gross Yield
- Generating £30,780 Gross Per Year
- 3 Bathrooms
- Close to City Centre
- Fully Let
- Great Condition
- Potential Family Home
- Master Ensuite



Total floor area 133.7 sq.m. (1,439 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Drake Circus 1 Charles St
Plymouth
PL1 1EA
07392818622
tyler.copp@coppestates.co.uk
www.coppestates.co.uk