

8 Derry Avenue | North Road East | Plymouth | PL4 6BH

In Region Of £375,000

An amazing opportunity to acquire a high yielding investment property.

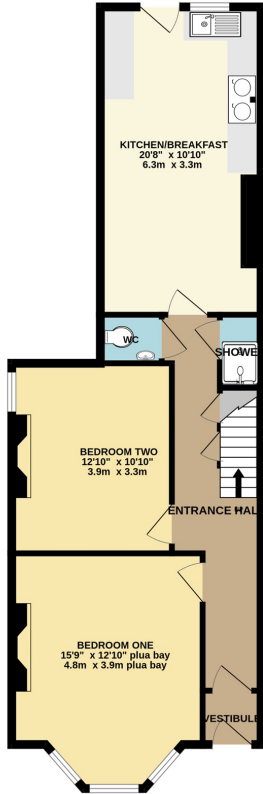
The property is currently being used as a large family home and two self contained investment units, however this could also be utilised as a seven double bedroom HMO and two self contained units. This Victorian house, retains much of its original period character and charm with mouldings, corbels, feature fireplaces and Mosaic tiling. The property is located within a short walk of Plymouth University, the Train Station and City Centre.

The HMO could produce £3,300 pcm gross, Unit A £750 pcm and Unit B £550 pcm, equating to £55,200 which is a gross yield 14.7%.

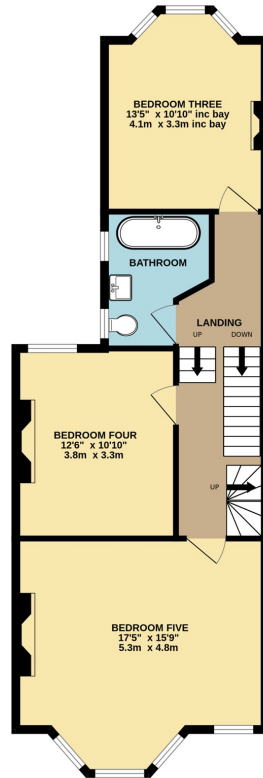
- Investment Property
- Semi Detached Houses
- House Of Multiple Occupancy
- Two Self Contained Flats
- Short Walk To University
- Short Walk To Station
- Close To City Centre



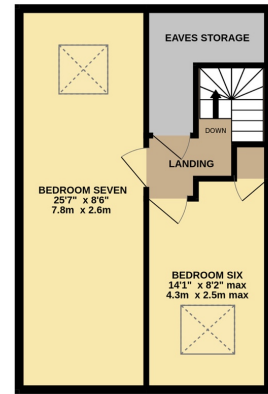
GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



2ND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 and 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.