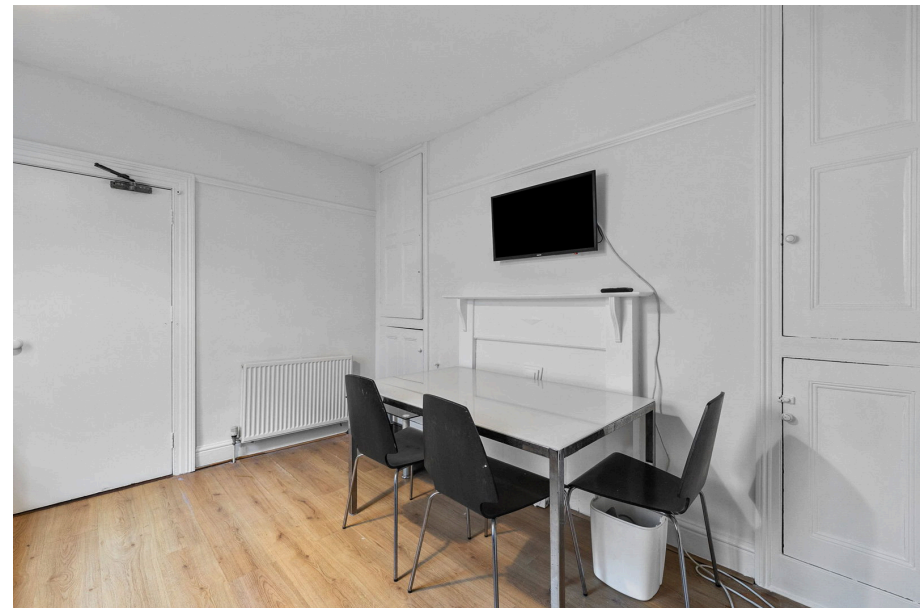




Lipson Road, Plymouth, PL4 8PL

Guide Price £400,000

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Guide Price £400,000 to £425,000

A superb turnkey HMO investment generating an estimated £50,400 gross annual income, currently fully let to professional tenants. This licensed 9-bed property is located in a prime central Plymouth location close to the University, Mutley Plain, and city centre.

This substantial property boasts nine generously sized bedrooms thoughtfully arranged over three floors, providing ample space and comfort for professional tenants. The layout includes a modern communal lounge and a well-equipped fitted kitchen, offering a welcoming and practical environment for shared living. The property is further enhanced by three contemporary shower rooms and multiple WCs, ensuring convenience and functionality for all occupants.

Fully compliant with HMO regulations and benefiting from full planning permission, this investment is ready to deliver from day one. Located in a prime rental area, just minutes from Plymouth University, the city centre, and key transport links, the property enjoys consistently high demand. Currently let to professional tenants, it offers a stable income stream and an excellent yield for investors seeking a high-performing, turnkey asset.

Rental Income Breakdown:

Room 1: £465 pcm
Room 2: £480 pcm
Room 3: £450 pcm
Room 4: £495 pcm
Room 5: £465 pcm
Room 6: £480 pcm
Room 7: £485 pcm
Room 8: £380 pcm
Room 9: £500 pcm

Estimated Monthly Income: £4,200
Estimated Annual Income: £50,400





- Income £50,400 per Annum
- 9 Bedroom HMO
- Sui Generis Planning
- 12% Gross Yield
- Double Glazing
- Gas Central Heating
- Central Location
- EPC - D64



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