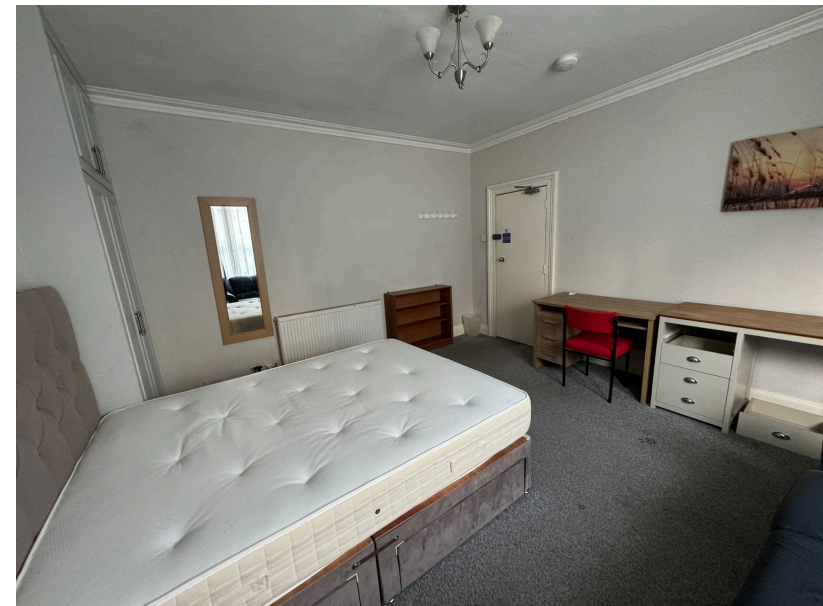




Furzehill Road, Plymouth, PL4 7JZ

Guide Price £260,000

6 3 1



The property offers generous, well-arranged accommodation, comprising six bedrooms, three modern shower rooms, a stylish communal lounge, a well-equipped kitchen, and a separate utility room. Each space has been thoughtfully designed for practicality and tenant comfort, making it an attractive and low-maintenance option for any investor.

Fully compliant with current HMO regulations and with established C4 usage, the property offers strong and stable returns from day one. Situated in one of Plymouth's most in-demand rental areas, it benefits from consistently high occupancy and tenant demand.

Rental Income Breakdown:

Room 1: £525 pcm

Room 2: £452 pcm

Room 3: £440 pcm

Room 4: £500 pcm

Room 5: £525 pcm

Room 6: £440 pcm

Additional Income from Solar Panels: £63 pcm (£750 per annum)

Estimated Total Monthly Income: £2,945

Estimated Annual Gross Income: £35,340

Running Costs (Provided by Current Owner):

Electricity: £157 pcm

Gas: £198 pcm

Water: £125 pcm

Council Tax: £150.72 pcm

Cleaning: £128 pcm

Internet (Virgin Media high-speed): £39.80 pcm

Total Monthly Costs: Approx. £798.52

Estimated Net Monthly Income: ~£2,146.48

(Before allowances for maintenance, voids, or management fees)





- Income £35,340 per Annum
- 6 Bedroom HMO over 3 Floors
- Double Glazing
- Gas Central Heating
- Central Location close to Mutley Plain
- Solar Panels reducing outgoings
- 12% Gross Yield
- Established Use as C4 HMO
- EPC - TBC



40 Mannamead Road, Mutley, Plymouth, PL4 7AF

01752 710047 | www.francis-stuart.co.uk | selling@francis-stuart.co.uk