



North Road East, Plymouth, PL4 6AN

Guide Price £300,000

6 2

A licensed 6-room HMO in central Plymouth, just minutes from Plymouth University and the train station. Comprising six spacious letting rooms (one en-suite), a modern communal kitchen and living area, shower room, and WC, the property is well presented thanks to the landlords active care. Fully let on 50-week academic contracts, it generates a gross income of £35,300 with net income of £30,564, offering a high-quality, turnkey investment in a prime rental location. EPC C.

Running Costs (Per Annum) – Provided by Landlord

Internet: £348
TV Licence: £175
Utilities: £2,817
Water Rates: £1,397
Total Annual Costs: £4,736
Net Income (fully let): £30,564

Floor Area
sq. ft.

Tenure
Not given

Service Charge
£ per annum

Ground Rent
£ per annum

- Licensed 6-room HMO on door step of the university
- Fully let on 50 week academic contracts
- Modern communal kitchen with living area
- Gross income: £35,300; net income: £30,564
- On-street permit parking available via application to PCC
- Six letting rooms (one en-suite)
- EPC C
- Communal shower room and additional separate WC
- Total Annual Costs: £4,736
- Prime central location close to university and train station



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

