



Ford Park Road | PL4 6RD

OFFERS IN EXCESS OF £360,000



01752 **875075**

Please submit all offer to: louis.lopez@hindheadproperty.com (kindly include a copy of photographic I.D. and proof of funds for anti-money laundering purposes).



HINDHEAD PROPERTY

is delighted to present this exceptional buy-to-let investment-a fully licensed 7-bedroom HMO generating an impressive rental income of £39,120 per annum (£815 per week on a 48-week contract).

Ideally situated within easy reach of the university and local amenities, this spacious and well-maintained student property offers a fantastic rental yield. The house features a recently refurbished communal living space with comfortable new sofas, a generous kitchen-diner, two shower rooms, and two separate WCs. Several rooms boast stylish stripped flooring, and the property benefits from modern furnishings throughout.

Tenants enjoy 350Mbps broadband, a TV licence, and a generous utility allowance included in the rent. Each bedroom is equipped with ethernet and TV points, with two rooms featuring wall-mounted TVs.

Outside, a charming south-facing garden provides a perfect retreat, while permit parking is available nearby.

Additional features include gas central heating, double glazing, a fitted kitchen with modern appliances, and a security alarm system. This property is fully compliant with safety regulations and holds a valid HMO licence.

Located on Ford Park Road, the property is just a 15-minute walk from the University of Plymouth campus, making it highly attractive to students. The vibrant Mutley Plain area, offering a variety of shops, cafes, and pubs, is only a 5-minute walk away, enhancing the property's appeal.

A sought-after investment in a prime student rental location-early interest is advised! Contact Hindhead Property today to arrange a viewing.

MUTLEY PLAIN:

is a bustling and well-connected area in Plymouth,



Devon, offering a vibrant mix of shops, cafés, and essential amenities. As the heart of the Mutley district, this lively high street serves both the local community and the surrounding neighbourhoods, including the more affluent areas to the north.

Originally developed in the late Victorian era as an elegant, tree-lined avenue, Mutley Plain has evolved into a key commercial and residential hub. The B3250 runs through the area, providing excellent transport links, while multiple pedestrian crossings ensure accessibility for residents and visitors.

With its rich history, strong community feel, and proximity to the city centre and university, Mutley Plain remains one of Plymouth's most sought-after locations for both homeowners and investors.

PLYMOUTH:

Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located by a stunning waterfront and harbour, Plymouth is the perfect place to buy property.

VIEWINGS:

We anticipate high demand for this property and advise early viewings to avoid disappointment. All applicants will be subject to a rigorous registration/ financial verification process. Viewings will be booked by appointment only, and are subject to availability. For more information, please call 01752 875075.

STAMP DUTY LAND TAX :

(SDLT) or Land and Buildings Transaction Tax (LBTT) may apply in certain circumstances. Buyers are advised to check their liability before proceeding with a purchase.

ACCOMADATION:

Reference made to any fixtures, fittings, appliances or any of the building services does not imply that they



are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

COUNCIL TAX

We understand this property falls within Plymouth City Council Tax Band N/A. However, buyers should verify this information directly with Plymouth City Council before making any decisions.

FLOOR PLAN DISCLAIMER:

This floor plan is for guidance only and should not be considered a factual representation. It is not to scale,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING NOTES:

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