

# clever



## 119 North Hill

, Plymouth, PL4 8JY

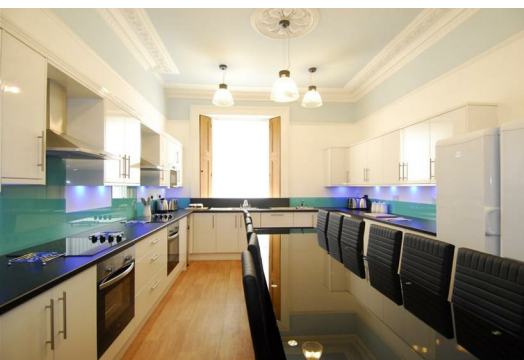
**Offers in excess of £900,000**



\*\*\*STUNNING, HIGHLY MAINTAINED AND EXCEPTIONALLY PRESENTED PERIOD HMO PRODUCING IN EXCESS OF £90,000 GROSS INCOME PA - EPC C\*\*\*

Fully licensed and meticulously maintained turn-key investments located in a prestigious private road. The accommodation, which was recently converted still retains many character features giving the feel of a home from home. Having excellent rental track record of full occupancy.

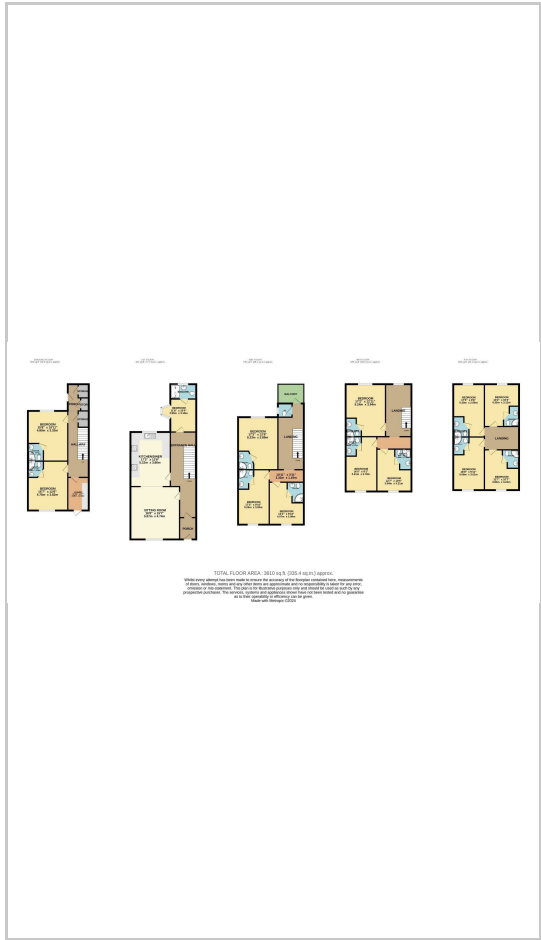
Arranged over five floors comprising 13 en-suite Bedrooms. all of good sizes with modern Shower Suites, stunning communal Sitting Room with an abundance of character and a fully fitted, extremely spacious Kitchen/Dining Room with a range on integrated appliances. Additionally the property benefits from a useful Utility Room and several off street parking spaces.



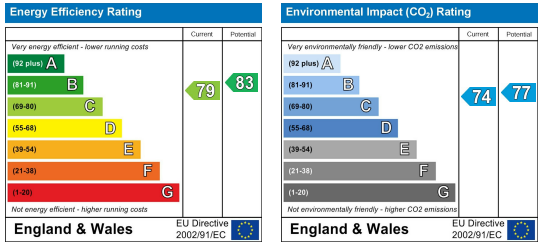
## Area Map



## Floor Plans



## Energy Efficiency Graph



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