

# clever



## 11 Plym Street

, Plymouth, PL4 8NS

**Guide price £260,000**



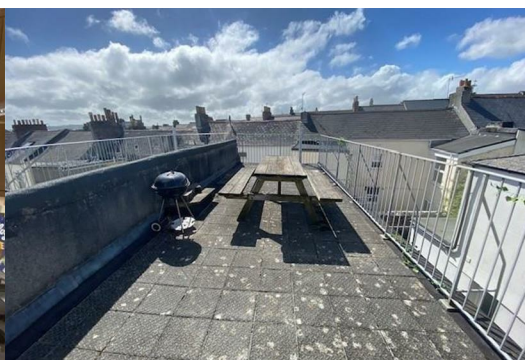
\*\*\*GUIDE £260,000 TO £270,000\*\*\*

HMO PROPERTY FULLY LET FOR THE NEXT ACADEMIC YEAR PROVIDING APPROX £35,000 PA.

Nestled in the heart of Plym Street, Plymouth, this charming mid-terrace house boasts a perfect blend of historic charm and modern convenience. Dating back to 1880, this older property exudes character and warmth, offering a generous 1,507 sq ft of living space across five bedrooms and two bathrooms.

As you step inside, you are greeted by a spacious reception room that sets the tone for the rest of the house. The highlight of this property is the centrally located HMO setup, fully let for the 2024/2025 period, ensuring a steady gross income of £35,000.

The roof terrace provides a tranquil escape from the hustle and bustle of city life, perfect for the Students to enjoy a morning coffee or hosting intimate gatherings. The spacious kitchen dining room is a chef's dream, ideal for preparing delicious meals and entertaining guests.



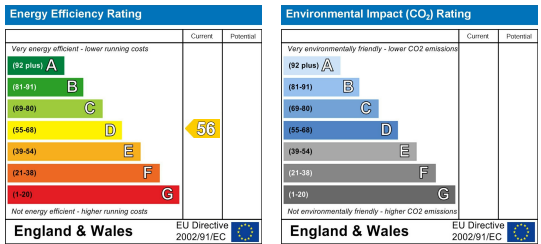
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.