



## 31 Tothill Road

, Plymouth, PL4 9HU

**Asking price £285,000**

Situated on the charming Tothill Road in Plymouth, this delightful terraced house built in 1900 offers a perfect blend of character and modern convenience. Boasting 6 letting rooms, spacious communal living room, fitted kitchen and 2 bathrooms across 1,830 sq ft, this property is a spacious haven for comfortable living.

What sets this property apart is its fully licensed HMO status, generating an impressive gross income of approximately £35,000 providing a 12.21% Gross Yield. The layout includes 6 double letting rooms, ensuring a steady rental income stream. The spacious living/kitchen area is ideal for socialising and relaxation. Conveniently located in the heart of Plymouth, this property is within walking distance to the city centre, offering easy access to amenities, shops, and entertainment. The small enclosed courtyard provides a private outdoor space, perfect for enjoying a morning coffee or hosting intimate gatherings. Don't miss the opportunity to own this desirable property in a sought-after central location.

- 6 Bedroom Licensed HMO
- Producing Approx £35,000 Gross Income - 12.21% Gross Yield
- Two Modern Bathrooms
- Desirable Central Location
- Large Communal Living Room
- Fitted Kitchen with Appliances
- Small enclosed Courtyard
- Viewing Essential
- EPC D

### Viewing

Contact your Clever Estate Agents Office on 01752421911 to arrange a viewing appointment for this property or for more information.



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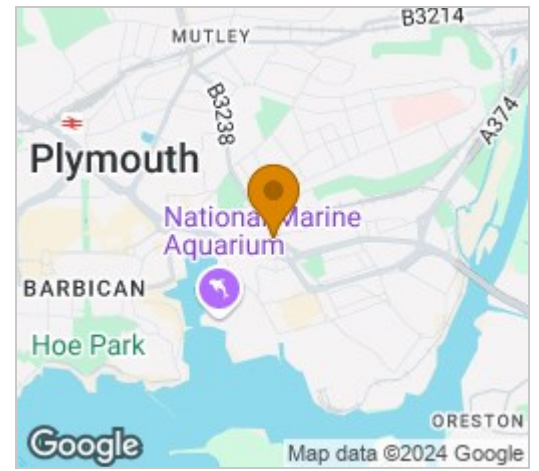


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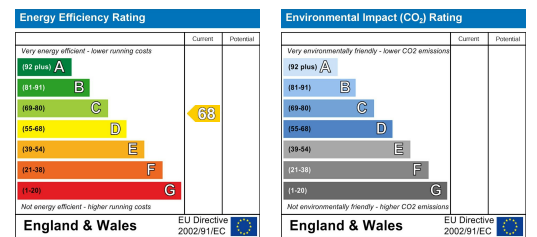
## Floor Plan



## Area Map



## 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.

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