

# clever



## 6 Pearson Road

, Plymouth, PL4 7DH

**Guide price £240,000**



\*\*\*\* GUIDE £240,000 TO £260,000 - FANTASTIC INVESTMENT PROPERTY WITH RENTAL YIELD OF 11.46% - MAINTAINED TO AN EXCELLENT STANDARD\*\*\*

Nestled in the sought-after central location of Pearson Road, Plymouth, this stunning end-terrace house is a true gem waiting to be discovered. Boasting a modern property age, this three-storey licensed HMO property offers a fantastic opportunity for those looking to invest in a thriving area.

With a generous 1,152 sq ft of space, this property features not just one, but five cosy bedrooms and two bathrooms, ensuring ample space for comfortable living. The open plan living and kitchen area is simply breathtaking, perfect for entertaining guests or enjoying quiet evenings in.

Currently fully let for the 24/25 academic year producing £26,250, however advertised for the next semester at £27,500. Whether you're looking to expand your property portfolio or searching for a new family home, this house offers both financial potential and a warm, inviting atmosphere.

Don't miss out on the chance to own a piece of this vibrant neighbourhood. Book a viewing today and step into your future home on Pearson Road.



# Area Map



# Floor Plans



# Energy Efficiency Graph



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