

# clever



## 25 Sydney Street

, Plymouth, PL1 5AE

**Offers in excess of £300,000**



VICTORIAN DOUBLE FRONTED HMO LOCATED IN A DESIRABLE, CENTRAL LOCATION FULLY LET PRODUCING £41,000 GROSS INCOME. EPC C.

The well maintained accommodation comprises Entrance Hallway, spacious fully fitted Communal Lounge/Kitchen Area, Six Double Letting Rooms and additional 1 bedroom Flat. The property also benefits from gas fired central heating and double glazing. Exceptional investment opportunity providing a 14% gross yield. EPC C. Council Tax Band A.



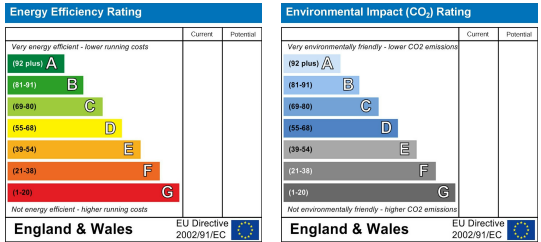
### Area Map



### Floor Plans



### Energy Efficiency Graph



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