

# clever



## 6 Queen Anne Terrace

, Plymouth, PL4 8EG

**Offers in excess of £700,000**



13 bedroom student house with roof terrace opposite Plymouth University! (14 bed HMO licence available) The property can come with x3 parking spaces which all currently let for £40 per month giving you additional income on top of the HMO income.

The property is an excellent turn key investment, located within a very short walk to the university campus.

This house consists of 1 huge kitchen/diner on the ground floor and another bright and modern kitchen on the 1st floor, providing plenty of fridge and storage space. There are two living rooms, 7 WC's and 4 shower rooms, as well as a sunny roof terrace!

All bedrooms have recently been painted with stylish, contemporary designs and fitted with brand new furniture, including beds and mattresses.

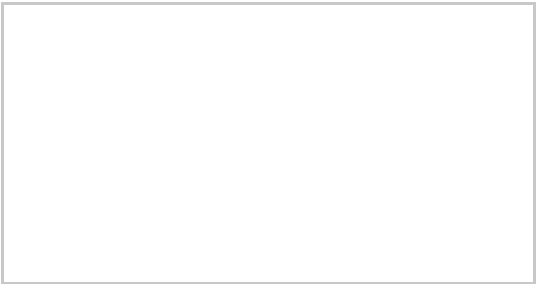




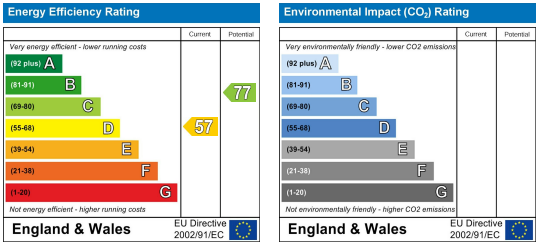
Area Map



Floor Plans



Energy Efficiency Graph



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