



Francis Stuart

HMOs • Lettings • Investments

Lisson Grove, Plymouth, PL4 7DN

Guide Price £300,000

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Guide Price £300,000 to £325,000

An established HMO investment offering five bedrooms, comprising four en-suite rooms and one bedroom with access to a separate shower room, set within a substantial period property arranged over three floors. The property is currently generating £36,240 per annum, providing an 11.15% gross yield, with clear scope to increase returns to circa 12% through modest rental re-gearing. The combination of character, generous accommodation, modern communal living and strong income performance makes this a turnkey opportunity for investors.

Set within an attractive period building, the property has been thoughtfully arranged to suit modern shared living while retaining character and charm throughout.

Accommodation is arranged over three well-planned floors, offering generous room sizes, excellent natural light and a layout that flows well for both occupants and long-term management.

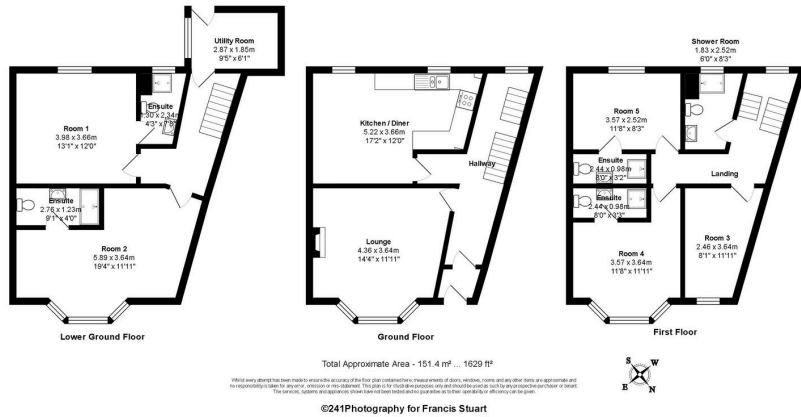
At the heart of the property is a large communal kitchen/diner, fitted with contemporary cabinetry, wooden worktops and tiled splashbacks. The space provides ample storage, preparation areas and room for dining, creating a natural hub for shared living.

The communal lounge offers a comfortable and inviting environment, enhanced by a large bay window that floods the room with natural light, making it ideal for shared relaxation.

The five bedrooms are well-proportioned and sensibly arranged across the lower ground and first floors, offering good separation of space. All rooms benefit from private shower facilities, a key attraction for professional tenants.

A useful utility room adds further practicality, supporting the efficient day-to-day running of the property and helping to keep communal areas organised.





- Generating £36,240 per annum with an 11.15% gross yield, with scope to increase to over 12%
- Strong monthly income of £3,020 pcm
- £36,240 per annum gross rental income
- Large communal kitchen/diner and lounge
- Individual Assured Shorthold Tenancies
- 1629 sqft
- Key Features Fully licensed 5-bedroom HMO Licence valid until 21 December 2028
- Five Bedrooms - Four ensuite bedrooms and one bedroom with access to a separate shower room
- Utility room

