





Houndiscombe Road, Plymouth, PL4 6HF

Guide Price £375,000

 4  4

Freehold Investment Opportunity | 2 x 1 Bedroom Flats | 2 x Studio Flats | Currently Let Generating £42,911 per Annum exclusive of bills | 10.7% yield | Central Location

Flat 1 is a ground floor studio with a separate kitchen and bathroom.

Flat 2 is another ground floor studio with a modern finish and the added benefit of direct access to the communal garden.

Flat 3, located on the first floor, is a one-bedroom apartment featuring a bright bay-fronted lounge, kitchenette, and bathroom.

Flat 4 is a top-floor one-bedroom flat with a separate living room, kitchen, and bathroom, offering charming views across Central Park.

The rental breakdown is as follows: Flat 1 at £8,750, Flat 2 at £11,161, Flat 3 at £12,000, and Flat 4 at £11,000 all exclusive of bills.

Floor Area
sq. ft.

Tenure
Freehold

Service Charge
£ per annum

Ground Rent
£ per annum

- Annum income of £42,911
- Flat 1: EPC C | Council Tax Band: A
- Flat 2: EPC D | Council Tax Band: A
- Flat 3: EPC C | Council Tax Band: A
- Flat 4: EPC C | Council Tax Band: A
- Two One Bedroom Flats
- Two Studio Flats
- Central Location Close to the University and Mutley Plain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

