




Edith Avenue, Plymouth, PL4 8TH

Guide Price £280,000

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Guide Price £280,000 - £290,000

Edith Avenue is a substantial six bedroom licensed HMO investment arranged across three floors and extending to approximately 2,240 sq.ft. of accommodation. The layout works extremely well as a shared professional house with generous bedroom sizes, well-balanced communal space and strong ongoing tenant demand within this part of Plymouth. The property is managed in-house by Francis Stuart and is already established as an income-producing investment.

40 Mannamead Road, Mutley, Plymouth, PL4 7AF

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The property is currently generating £37,680 per annum (£3,140 pcm) with the benefit of good room sizes and a layout that suits professional sharers. Running costs are approximately £8,534 per annum, producing an estimated net income of around £29,146 per year before maintenance, voids or management.

The property benefits from a HMO licence valid until November 2029, EICR valid until October 2029 (with a new consumer unit installed following the most recent inspection) and a current gas safety certificate valid until January 2026, providing reassurance from a compliance perspective.

Based on the current income, the property offers gross yields of approximately 12.99% – 13.46% gross yield depending on purchase price, positioning it as a strong and established HMO investment opportunity within Plymouth's consistently performing rental market.

Rental Income Breakdown

Room 1 – £500 pcm

Room 2 – £490 pcm

Room 3 – £565 pcm (couple)

Room 4 – £525 pcm (currently advertised as becoming vacant)

Room 5 – £480 pcm

Room 6 – £580 pcm (couple)

Current Monthly Income – £3,140 pcm

Current Annual Income – £37,680 per annum

Running Costs

Gas & Electric – £289 pcm (Octopus Energy)

Water – £186 pcm (£1,860.61 per year – unmetered)

Council Tax – £181 pcm (£1,808.67 per year paid over 10 months)

Internet – £55.20 pcm (Virgin Media Business Fibre Voom 800)

Total Monthly Running Costs – £711.20 pcm

Total Annual Running Costs – £8,534 per annum

Estimated Net Income

£37,680 annual income minus £8,534 running costs £29,146 approximate net income per year

(before maintenance, voids or management)

Compliance & Certification

HMO Licence Valid until 3rd November 2029



Francis Stuart

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Electrical Installation Condition Report (EICR) Valid until 20 October 2029
(last completed 21 October 2024 including remedial works and installation of a new consumer unit)

Gas Safety Certificate Valid until January 2026

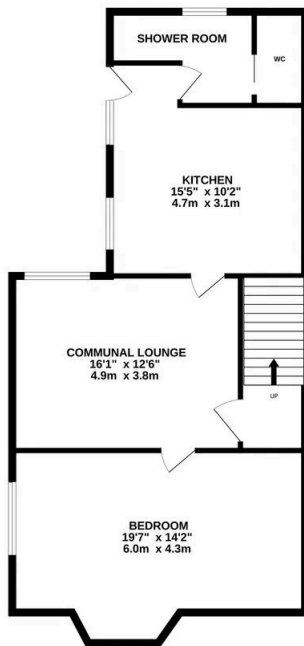
Certificate of Lawful Use (COLU):

The seller advises that the property has been operated as a licensed HMO for a number of years, with supporting documentation in place dating back to 2009. Whilst a Certificate of Lawful Use is not currently held, the seller is comfortable that the evidence demonstrates established use. This can be discussed further with any prospective buyer.

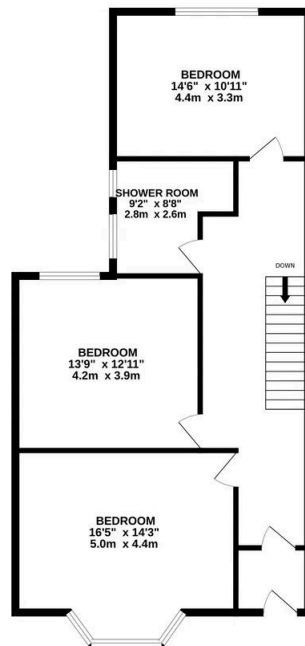
Key Features

- Compliant six bedroom HMO investment
- £37,680 annual income - £29,146 estimated net income
- 12.99% – 13.46% depending on purchase price
- Large property extending to approximately 2,240 sq.ft.
- Generous bedroom sizes and good communal layout
- HMO licence secured until 2029
- EICR valid until 2029 with new consumer unit installed
- Professionally managed in-house by Francis Stuart

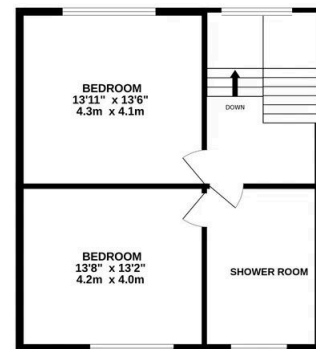
LOWER GROUND FLOOR
842 sq.ft. (78.3 sq.m.) approx.



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 2240 sq.ft. (208.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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