



Falcon

01752 600444

23 Stangray Avenue

Mutley, Plymouth, PL4 6PU

Guide Price £210,000 - £220,000





In Brief

High-Yield Student HMO Producing Circa £22,095 PA – Fully Let Investment

Reception Rooms	Large kitchen / diner plus utility room.		
Bedrooms	4 double letting rooms - all let		
Heating	Gas central heating	Parking	On street parking - permits apply!
Area	1081 sq ft	Council Tax	B
Tenure	Freehold		

Description

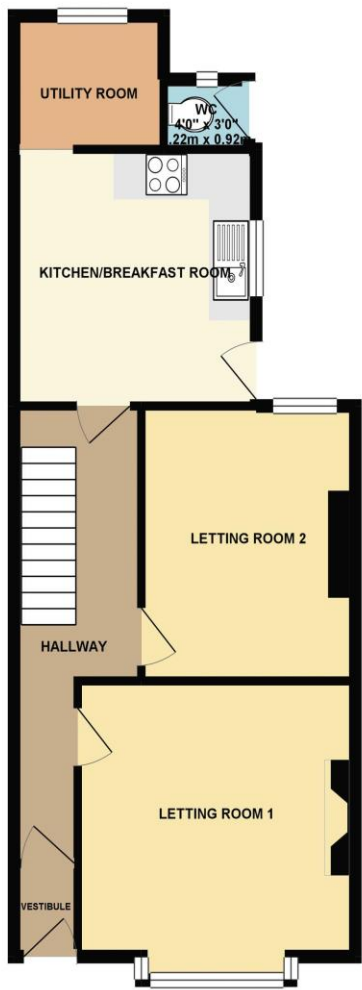
An outstanding turnkey investment opportunity, this fully let four double bedroom HMO is perfectly positioned within easy walking distance of the University of Plymouth and Plymouth City Centre, making it an ideal addition to any investment portfolio. Currently let to four students, the property generates an annual rental income of approximately £22,095 over a 45-week academic year, delivering an attractive yield of circa 9.6%. The accommodation is well maintained and designed to maximise rental appeal, comprising four generous double letting rooms, two modern shower rooms and a spacious fitted kitchen/dining room with direct access to the rear garden. A separate utility area provides additional practicality, while the enclosed low-maintenance garden benefits from gated rear access to a service lane and an outside WC. Situated in one of Plymouth's most sought-after student letting locations, the property continues to enjoy strong tenant demand thanks to its proximity to the University, Plymouth City Centre and excellent local amenities. A ready-made investment with an established rental income, excellent yield and proven letting history, this is a fantastic opportunity for both experienced and first-time investors alike. 4 double letting rooms - all let

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Floor Plans

GROUND FLOOR 566.43 sq. ft.
(52.62 sq. m.)



1ST FLOOR 515.38 sq. ft.
(47.88 sq. m.)



TOTAL FLOOR AREA : 1081.82 sq. ft. (100.50 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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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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