



Edith Avenue, Plymouth, PL4 8TH

Guide Price £280,000

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A substantial six bedroom licensed HMO investment producing £37,680 per annum (£3,140 pcm) from six well-sized rooms arranged across three floors and extending to approximately 2,240 sq.ft. The property is already established as a strong income-producing asset and is managed in-house by Francis Stuart.

Running costs are approximately £8,534 per year, producing an estimated net income of around £29,146 per annum before maintenance.

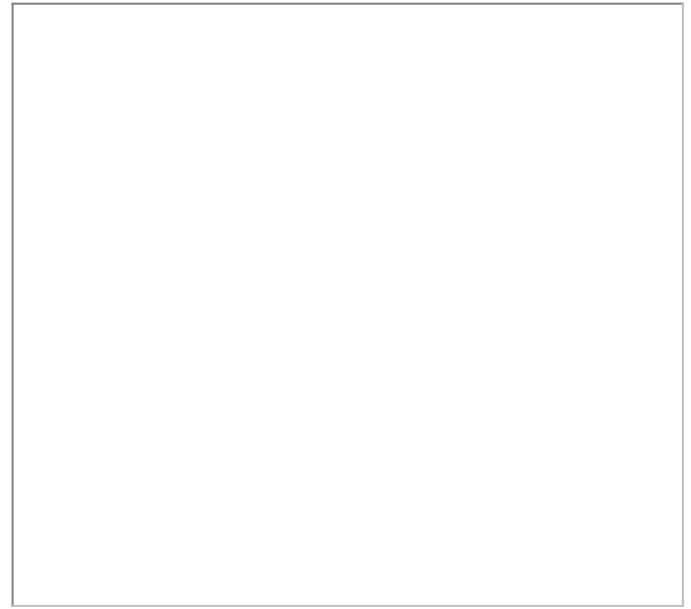
The property benefits from a HMO licence until November 2029, EICR valid until October 2029 with a new consumer unit installed, and a current gas safety certificate until January 2026.

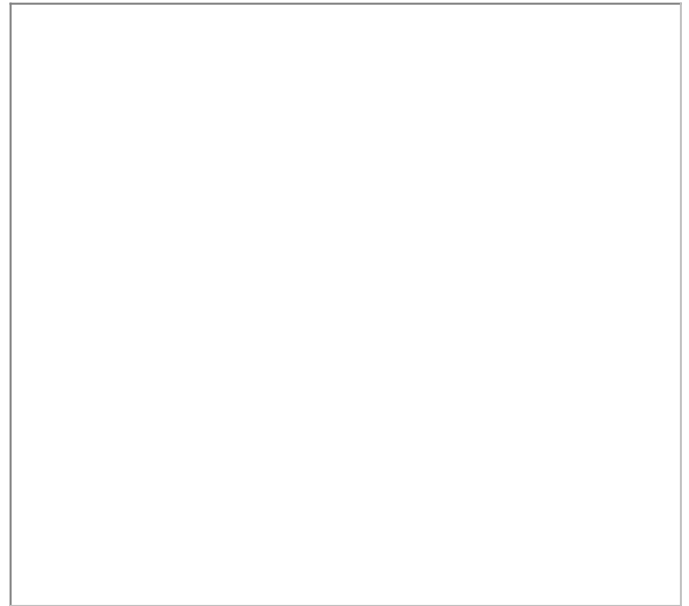
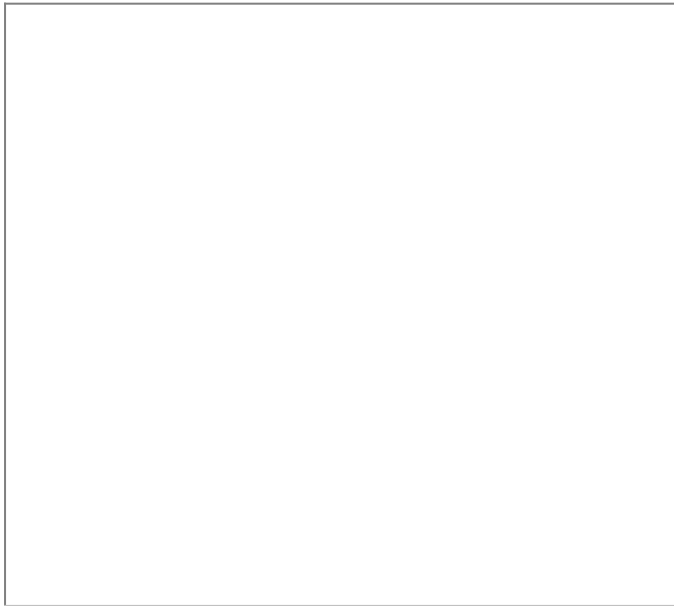
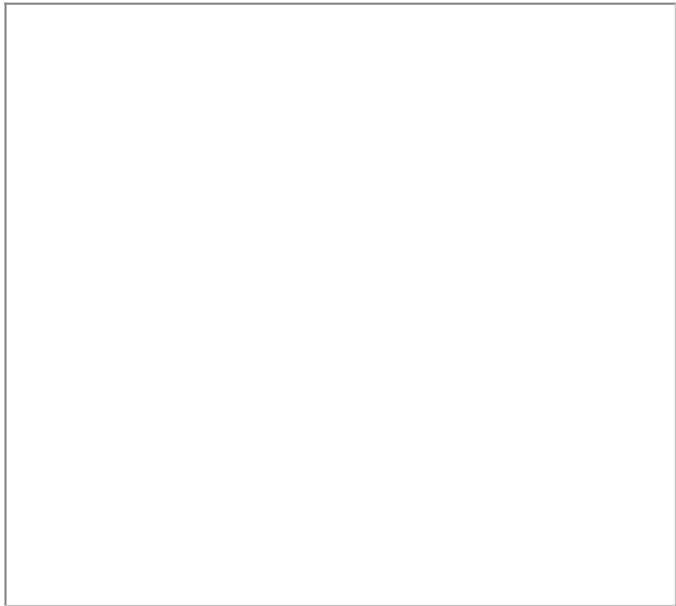
Based on the current income, the investment offers gross yields of approximately 12.99% – 13.46% depending on purchase price, making it a strong, fully compliant HMO opportunity in a consistently performing Plymouth rental location.











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