



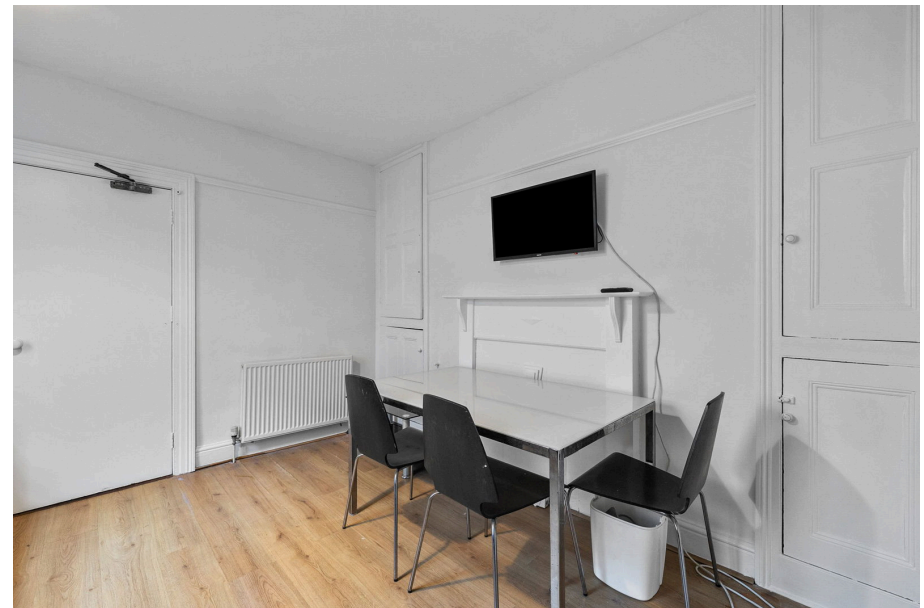
**Francis Stuart**

HMOs • Lettings • Investments

Lipson Road, Plymouth, PL4 8PL

£390,000

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## High-Yield 9-Bed Licensed HMO 12.92% Gross Yield

A substantial and fully compliant 9-bedroom licensed HMO, generating £50,400 gross per annum, currently fully let to professional tenants and managed in-house by Francis Stuart.

Offered at £390,000, this superb turnkey investment delivers an impressive 12.92% gross yield and an estimated 10.52% net yield (before maintenance/voids/management).

Situated in a prime central Plymouth location, within easy reach of the University, Mutley Plain and the city centre, the property benefits from consistently high tenant demand and excellent long-term rental fundamentals.

Arranged over three spacious floors, the property provides nine generously proportioned bedrooms, a modern communal lounge and a well-equipped fitted kitchen, creating a comfortable and practical shared living environment. There are three contemporary shower rooms together with multiple WCs, ensuring convenience for all occupants.

The property is fully licensed, fully compliant with current HMO regulations and benefits from the relevant planning consents, offering investors confidence and peace of mind. With professional tenants in situ and ongoing in-house management by Francis Stuart, it represents a stable, hands-off income-producing asset from day one.

### Rental Income Breakdown

Room 1 – £465 pcm

Room 2 – £480 pcm

Room 3 – £450 pcm

Room 4 – £495 pcm

Room 5 – £465 pcm

Room 6 – £480 pcm

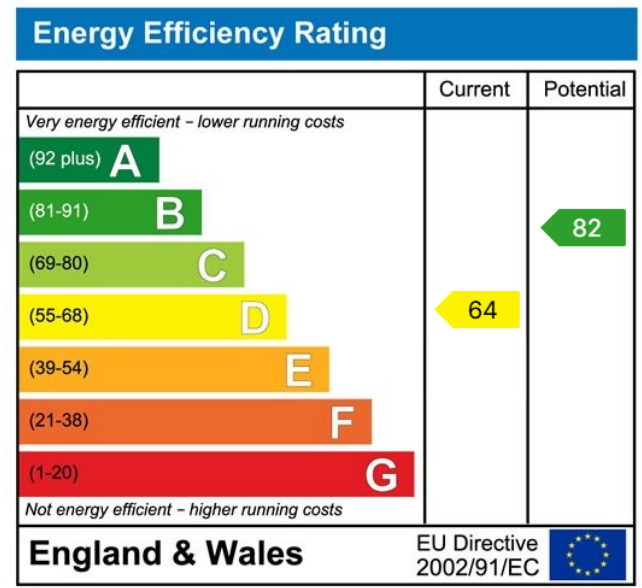
Room 7 – £485 pcm

Room 8 – £380 pcm





- Licensed 9-bedroom HMO
- Fully compliant with HMO & planning regulations
- £50,400 gross annual income
- 12.92% gross
- Double Glazing & Gas Central Heating
- Three shower rooms & multiple WCs
- Fully compliant with HMO & planning regulations
- Sui Generis Planning
- Managed in-house by Francis Stuart
- EPC - D64



40 Mannamead Road, Mutley, Plymouth, PL4 7AF