



Lisson Grove, Plymouth, PL4 7DN

Guide Price £290,000

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Guide £290,000 - £300,000

Francis Stuart are delighted to welcome to the market Lisson Grove a fully licensed five-bedroom HMO investment offered at £290,000 - £300,000. Producing £34,920 per annum, this represents a strong gross yield of approximately 12.04%

All bedrooms are double and ensuite, with coded door access, and the property benefits from a design-led urban warehouse aesthetic, modern communal kitchen with breakfast bar, separate dining area, and a statement communal landing. Located just off Mutley Plain and within walking distance of the University, this is a turnkey investment with strong appeal to professionals and students alike.

Floor Area sq. ft.
Tenure Freehold
Service Charge £0 per annum
Ground Rent £0 per annum

- Fully licensed five-bedroom HMO investment Producing £34,920 per annum with a strong gross yield of 12.04%.
- Urban Warehouse design Bold graffiti artwork, industrial textures & finishes
- individual coded bedroom doors
- Five double bedrooms all ensuite
- HMO licence valid until September 2028 5 person
- Room rents range from £550–£600 pcm
- Short walk to the University Strong professional & student demand
- Guide £290,000 - £300,000



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

