



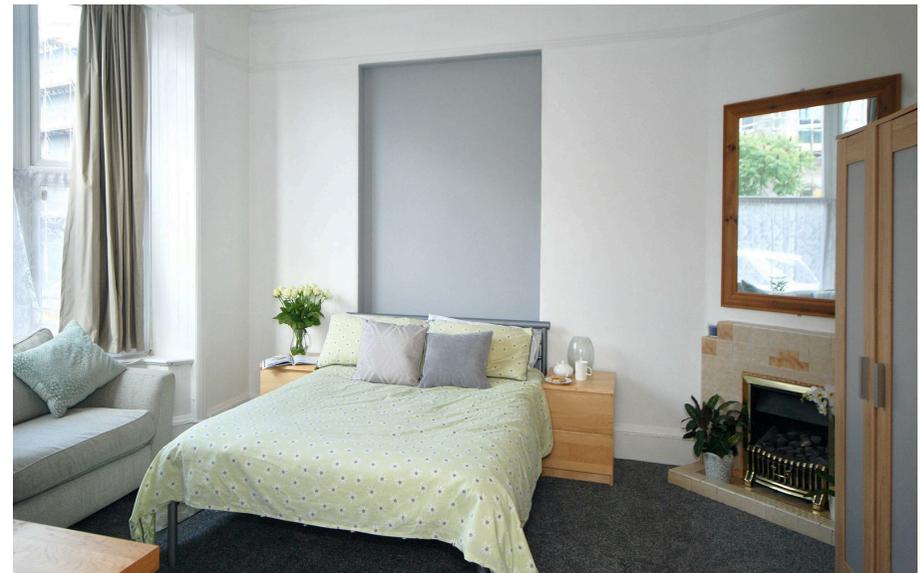
Francis Stuart

HMOs • Lettings • Investments

North Road East, Plymouth, PL4 6AN

£340,000

7 2 1



North Road East is an impressive seven-bedroom licensed HMO with a Certificate of Existing Lawful Use, Currently let on 50-week academic contracts until Mid August 2026 , the property generates a gross annual income of £39,750. After annual running costs of £4,888, this equates to a net income of £34,862, making it a smooth-running and profitable investment.

The property has been carefully maintained by the current landlords, who take real pride in keeping it well presented and comfortable for their tenants.

Inside, a bright and inviting entrance hall leads to a stylish, fully fitted kitchen with modern units, a dishwasher, and a breakfast bar the perfect hub for cooking, socialising, and relaxing. The communal living area provides a spacious and comfortable setting for tenants to unwind together. There are seven good-sized letting rooms arranged over three levels, with a shower room on the ground floor and a spacious bathroom on the first floor featuring a bath, separate shower, and WC.

To the rear is a low-maintenance courtyard, providing a practical outdoor space, and there is permit parking available once a permit has been applied for and accepted via Plymouth City Council

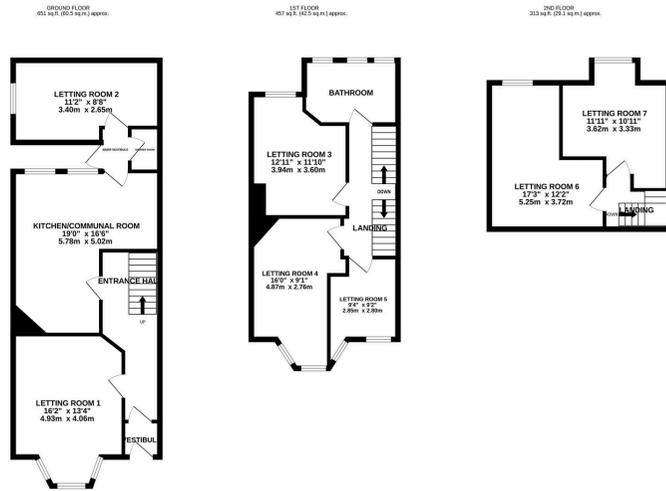
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Annual Running Costs (as provided by the landlord):

- Internet: £348
- TV Licence: £175
- Utilities: £3,025
- Water Rates: £1,340
- Total: £4,888

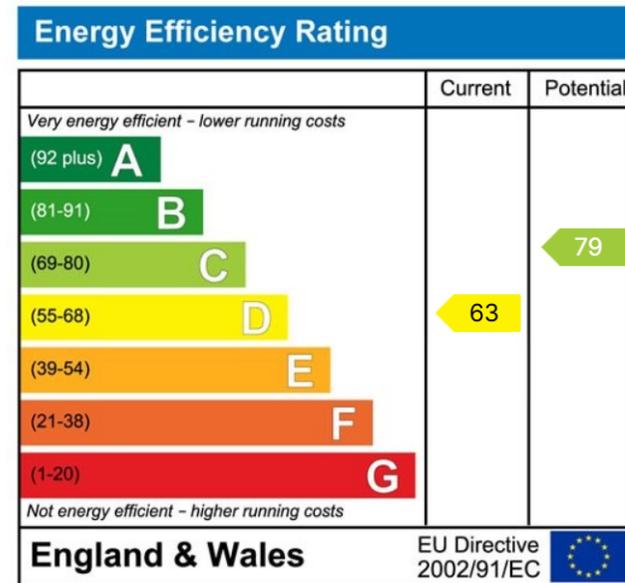
Agents Note: The seller has advised that the potential gross rent for the next academic year 2026 - 2027 is expected to increase to £41,750 when fully let on a 50-week contract.





TOTAL FLOOR AREA: 1421 sq ft (132.0 sq m) approx.
 While every effort has been made to ensure the accuracy of the dimensions contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan for guidance purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown here are for information and not guaranteed. Plans are subject to change without notice. ©2024 Francis & Stuart

- Licensed Seven bedroom HMO on doorstep of the University and Train Station
- Self Managed and let a on 50-week academic contracts until Mid August 2026
- Hands-on, well-maintained property by long-term landlords
- Low-maintenance rear courtyard
- Certificate of Existing Lawful Use
- Gross annual income: £39,750 Net annual income: £34,862 (after running costs)
- Shower room on the ground floor and a spacious bathroom on the first floor
- On street permit parking available and application to PCC



40 Mannamead Road, Mutley, Plymouth, PL4 7AF