



65 HOUNDISCOMBE ROAD

MUTLEY, PLYMOUTH, PL4 6HB

5

BEDROOMS

2

BATHROOMS

1

RECEPTIONS

An excellent opportunity to acquire this substantial five-bedroom HMO Investment property, ideally situated in a prime central location, within easy reach of Plymouth City Centre, the University of Plymouth and a wide range of local amenities. The property is **fully let to students** for the 2026/2027 academic year on 48-week tenancies, producing a gross rental income of £31,200 per annum.



THE PROPERTY

The spacious and versatile accommodation is arranged over multiple levels and comprises an **entrance vestibule and welcoming entrance hall**, leading to a generous **communal room** and **modern fitted kitchen**. There are **five double letting rooms**, together with an additional **store/study room**, providing useful supplementary space for the occupants.

The property is particularly well served by its facilities, with a **shower room**, an **impressive top-floor bathroom**, a useful **utility area** and **separate cloakroom/WC**.

Externally, the property benefits from an enclosed **communal courtyard garden**, providing valuable outside space for tenants.

LOCATION

Houndiscombe Road is a well-established and popular student location, conveniently positioned for access to the **University of Plymouth**, Mutley Plain shops, cafés and amenities, Plymouth railway station and the City Centre.

VIEWING

Strictly by appointment with Swift Estate Agents.

SERVICES

All main services are connected to the property.

FLOORPLAN



COMMUNAL ROOM	
KITCHEN	12'7 x 12'7 (3.9m x 3.9m)
SHOWER ROOM	
LETTING ROOM ONE	15'7 into bay x 14'1 (4.8m into bay x 4.3m)
LETTING ROOM TWO	12'1 x 11'1 (3.7m x 3.4m)
LETTING ROOM THREE	12'1 x 11'4 (3.7m x 3.5m)
LETTING ROOM FOUR	12'1 x 11'4 (3.7m x 3.5m)
STOREROOM/STUDY ROOM	9'8 x 6'2 (3m x 1.9m)
SEPARATE WC	
LETTING ROOM FIVE	18'3 x 11'8 (5.6m x 3.6m)
BATHROOM	

TENURE

Freehold

COUNCIL TAX BAND

C

EPC

D

KEY FEATURES

- Five double letting rooms
- HMO Investment property
- Fully let to Students for 2026/2027 academic year
- Producing a gross rental income of £31,200
- Spacious communal room & modern fitted kitchen
- Two bathrooms plus separate cloakroom

PROPERTY INFORMATION



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

These particulars are intended as a general guide only and do not form part of any offer or contract. Information, measurements and descriptions are provided in good faith but should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information by inspection or otherwise.

Swift Estate Agents have not tested any services, systems, appliances or equipment at the property and gives no warranty as to their condition or operation. Any guarantees or certificates should be independently verified. All measurements and distances are approximate. Fixtures and fittings are excluded unless otherwise stated. These particulars have been prepared from information supplied by the vendor. Please contact Swift Estate Agents if you require clarification of any information before making a decision or commitment.

HOW WAS YOUR VIEWING TODAY?

We'd love to hear your feedback!

Whether this is the property for you or not, your feedback helps us improve our service.

Scan the QR code to leave us a quick Google review.



WHO SHOWED YOU AROUND TODAY?

Give them a mention in your review!

