

# clever



## 6 Queen Anne Terrace

, Plymouth, PL4 8EG

**Offers in excess of £650,000**



\*\*\* 2025/6 Income projected to be £73,800\*\*\* 13 bedroom student house with roof terrace opposite Plymouth University! (14 bed HMO licence available) The property can come with x3 parking spaces which all currently let for £40 per month giving you additional income on top of the HMO income.

The property is an excellent turn key investment, located within a very short walk to the university campus.

This house consists of 1 huge kitchen/diner on the ground floor and another bright and modern kitchen on the 1st floor, providing plenty of fridge and storage space. There are two living rooms, 7 WC's and 4 shower rooms, as well as a sunny roof terrace!

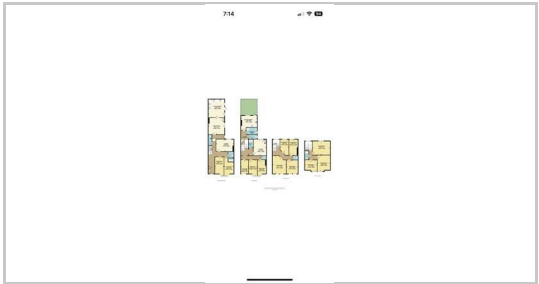
All bedrooms have recently been painted with stylish, contemporary designs and fitted with brand new furniture, including beds and mattresses.



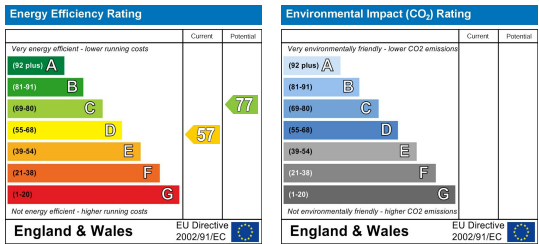
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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