



Pentillie Crescent | PL4 6NY

OFFERS IN EXCESS OF £270,000



01752 875075

Please submit all offer to: [louis.lopez@hindheadproperty.com](mailto:louis.lopez@hindheadproperty.com) (kindly include a copy of photographic I.D. and proof of funds for anti-money laundering purposes).



### OFFERS IN EXCESS OF £270,000 – HIGH-YIELD STUDENT INVESTMENT

A fully let, Uni Grade 'A' 6-bed HMO, ideally located near Plymouth University, shops, pubs, and nightlife. This well-maintained property is sold with tenants in situ, making it a turnkey investment with strong, consistent returns.

Currently generating £34,944 per annum (£602 per week) on a 48-week contract, this property delivers a strong gross yield of approximately 12.9% based on the asking price. With demand for high-quality student accommodation increasing, this is a low-risk, high-return opportunity for investors.

Offering six double bedrooms, a spacious open-plan lounge and kitchen, and a private garden, this property is designed for premium student living. The modern kitchen is equipped with a dishwasher, washing machine, dryer, and ample fridge/freezer space. There are two shower rooms with WCs, plus all bedrooms feature TV points, Ethernet ports, and double beds.

Additional benefits include secure bike storage, off-road parking, and ultra-fast 350 Mbps broadband. Rents include broadband, TV licence, and a generous utilities allowance.



Generating strong, stable rental income, this property is a high-quality addition to any student landlord's portfolio. With potential to increase rental income further and secure long-term capital appreciation, this is an exceptional opportunity for investors seeking reliable returns.

### MUTLEY PLAIN

is a street in Plymouth, Devon, England. Although Mutley Plain is the main street of the dense suburb called Mutley, the term is often applied to the whole area. The road is a busy dual-carriageway, the B3250, with eight sets of traffic lights/pelican crossings. It was

built as a smart tree-lined avenue in late Victorian times and improved over the next half century as a local shopping place for its neighbourhood and the affluent area to the north.

### PLYMOUTH

, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located by a stunning waterfront and harbour, Plymouth is the perfect place to buy property.

### VIEWINGS:

We anticipate high demand for this property and advise early viewings to avoid disappointment. All applicants will be subject to a rigorous registration/ financial verification process. Viewings will be booked by appointment only, and are subject to availability. For more information, please call 01752 875075.

### ACCOMADATION:

Reference made to any fixtures, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

### FLOOR PLAN DISCLAIMER:

This floor plan is for guidance only and should not be considered a factual representation. It is not to scale, and all measurements are approximate. The property was measured in accordance with RICS Property Measurement Standards (IPMS). Viewers rely on it at their own risk. All rights reserved. Copyright © 2025 Hindhead Property LTD.

### GENERAL PROPERTY DISCLAIMER:

Whilst every effort has been made to ensure the accuracy of these details, we cannot guarantee their completeness or correctness. Buyers are advised to conduct their own investigations before making any financial commitment.



### MONEY LAUNDERING REGULATIONS:

In accordance with the Money Laundering Regulations, buyers will be required to provide identification documents at the point of offer acceptance.

### CITY COUNCIL TAX:

We understand this property falls within Plymouth City Council Tax Band is N/A. However, buyers should verify this information directly with Plymouth City Council before making any decisions.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 B
69-80	<b>C</b>		
55-68	<b>D</b>	68 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Viewing Notes:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.