



Kensington Road | PL4 7LU

OFFERS IN EXCESS OF £240,000



01752 875075

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



SUPERB INVESTMENT OPPORTUNITY – HIGH-YIELDING STUDENT HMO

Offers in Excess of £240,000

A fantastic opportunity to acquire a fully tenanted four-bedroom HMO in a sought-after student location, offering a strong rental return and excellent long-term investment potential. Previously a five-bedroom licensed HMO, the property is now configured as a four-bedroom home with additional communal space, appealing to student tenants seeking a more comfortable living environment.

Investment Highlights:

- Fully let for the next academic year, generating a rental income of £24,050 per annum.
- Strong gross yield of approximately 10% at the asking price.
- Consistently popular with student tenants due to its location and layout.

Property Features:

- Four large study bedrooms, all with double beds, hardwired ethernet, and TV points.
- Room 4 benefits from its own study/lounge area.
- Spacious communal lounge with a large flat-screen TV.
- Modern fitted kitchen with appliances.
- Two bathrooms – one with a bath and WC, plus an additional shower room with WC.
- Permit parking available.

Prime Location:

- Exceptional student hotspot, just behind Aldi and a short walk to the University of Plymouth.
- Surrounded by local amenities, including shops, pubs, and restaurants.
- Excellent transport links to the city centre and beyond.

-This property presents an outstanding investment opportunity for both experienced landlords and those looking to expand their buy-to-let portfolio.

With strong tenant demand and an impressive rental yield, early interest is highly recommended.

For more information or to arrange a viewing, contact us today.

MUTLEY PLAIN:

is a vibrant and bustling main street in Plymouth, Devon, at the heart of the popular Mutley area. Originally developed as a smart, tree-lined avenue in the late Victorian era, it has evolved into a thriving hub of shops, cafés, bars, and essential amenities. Serving as a key route through the city, the B3250 dual carriageway runs through Mutley Plain, featuring multiple pedestrian crossings for easy access to its many businesses. Conveniently located between Plymouth's city centre and the affluent northern suburbs, Mutley Plain remains a sought-after area for residents, students, and professionals alike.

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.

STAMP DUTY LAND TAX:

Stamp Duty Land Tax (SDLT) or Land and Buildings



Transaction Tax (LBTT) may apply in certain circumstances. Buyers are advised to check their liability before proceeding with a purchase.

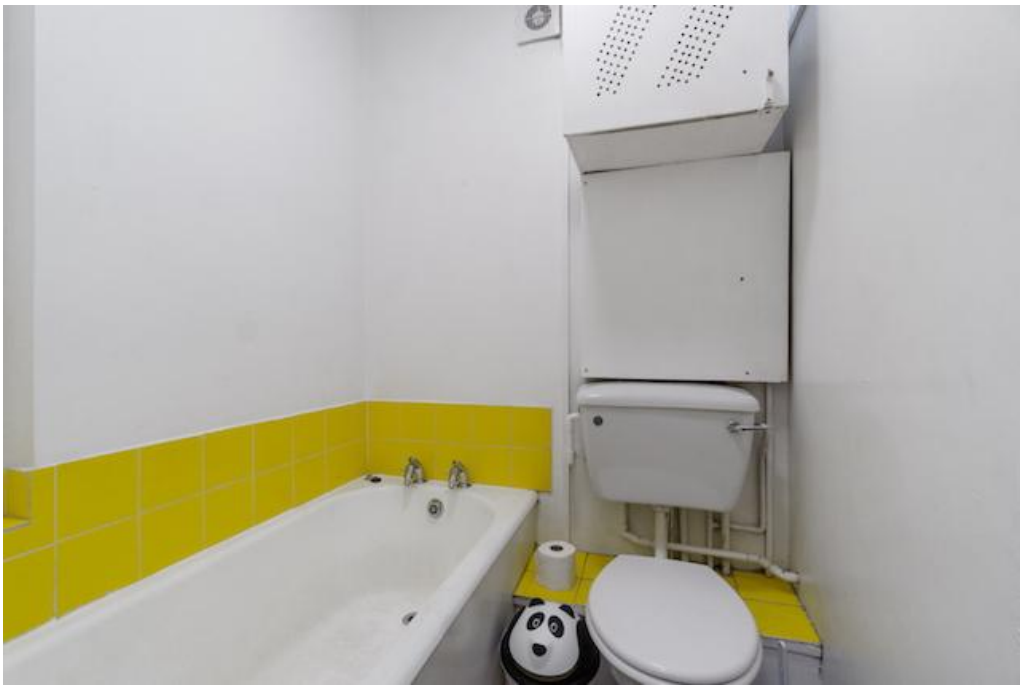
SERVICES:

Mains gas, electricity, water and drainage.

GENERAL PROPERTY DESCRIPTION:

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.





hindheadproperty
Sales & Lettings

Energy Efficiency Rating (EPC)
TO BE CONFIRMED

01752 875075

www.hindheadproperty.com | 18 Mannamead Road, Plymouth, PL4 7AA | enquiries@hindheadproperty.com

Viewings Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

18 Mannamead Road, Plymouth,
Devon, PL4 7AA

www.hindheadproperty.com
enquiries@hindheadproperty.com
01752 875075

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.