



Connaught Avenue | PL4 7BU

OFFERS IN EXCESS OF £400,000



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).



8-BEDROOM STUDENT INVESTMENT OPPORTUNITY – MUTLEY, PLYMOUTH OFFERS OVER £400,000 | £3,958PCM

Hindhead Property is delighted to present this exceptional student investment property in the sought-after Mutley area. Fully let for the 2025 academic year, it offers an approximate annual rental income of £47,500, delivering a strong yield.

The property features eight spacious bedrooms, two with en-suite bathrooms, plus an additional two bath/shower rooms and three WCs. A large open-plan lounge with leather sofas connects to a modern, fully equipped kitchen. Room 1 benefits from a private lounge/study area and direct garden access.

All rooms are furnished with double beds, TV & Ethernet points, and most include wash basins. High-speed 350Mbps broadband, TV licence, and a generous utilities allowance are included in the rent. Two rooms are suitable for couples.

Situated just a short walk from the University of Plymouth, the property is ideally located near the vibrant amenities of Mutley Plain, including shops, pubs, and eateries. Permit parking is available.

Additional features include central heating, instant hot water, a dishwasher, washing machine, and dryer. The property is fire and electrical safety certified, alarmed, and NLA registered. A well-maintained garden offers outdoor space for tenants.

This high-quality, 'A'-graded student property is a fantastic investment with consistent demand. Contact Hindhead Property today to secure this excellent buy-to-let opportunity!

MUTLEY PLAIN:

is a bustling and well-connected area in Plymouth, Devon, offering a vibrant mix of shops, cafés, and



essential amenities. As the heart of the Mutley district, this lively high street serves both the local community and the surrounding neighbourhoods, including the more affluent areas to the north.

Originally developed in the late Victorian era as an elegant, tree-lined avenue, Mutley Plain has evolved into a key commercial and residential hub. The B3250 runs through the area, providing excellent transport links, while multiple pedestrian crossings ensure accessibility for residents and visitors.

With its rich history, strong community feel, and proximity to the city centre and university, Mutley Plain remains one of Plymouth's most sought-after locations for both homeowners and investors.

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.

VIEWING:

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:

(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.

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.

SERVICES:

Mains gas, electricity, water and drainage.

MONEY LAUNDERING REGULATIONS:

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



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

VIEWING NOTES:

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