



**Francis Stuart**

HMOs • Lettings • Investments

North Road West, Plymouth, PL1 5DE

£160,000

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A substantial three-bedroom maisonette arranged over three floors, currently operated as a room-by-room investment, with all three bedrooms benefiting from private en-suite facilities and a generous communal kitchen/living room.

The tenancy agreements supplied show the following rental income:

Room 1 – £625 pcm

Room 2 – £650 pcm

Room 3 – £650 pcm

This gives a combined rental income of £1,925 pcm / £23,100 per annum, equating to a gross yield of approximately 14.4% at £160,000.

The property is managed by Citylets, including the individual room tenancies and day-to-day management, offering an established investment opportunity for a landlord looking for a managed property.

#### Compliance Information

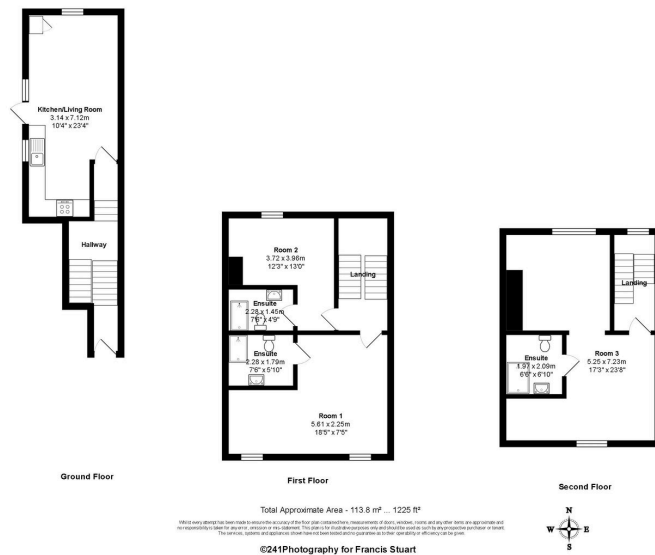
The property has an EPC rating of D, valid until 23 July 2028, and is recorded as a top-floor maisonette extending to approximately 107 sq m.

A landlord Gas Safety Record dated 16 July 2025 confirms the Ideal boiler was inspected and recorded as safe to use, with the gas tightness test passed and a working CO alarm noted. The certificate records the next inspection as due before 16 July 2026 - A copy of the latest one hasnt been seen by us yet but has been requested.

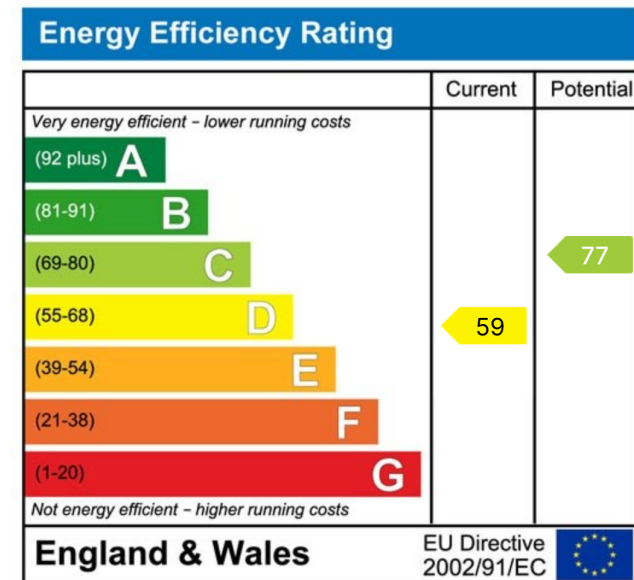
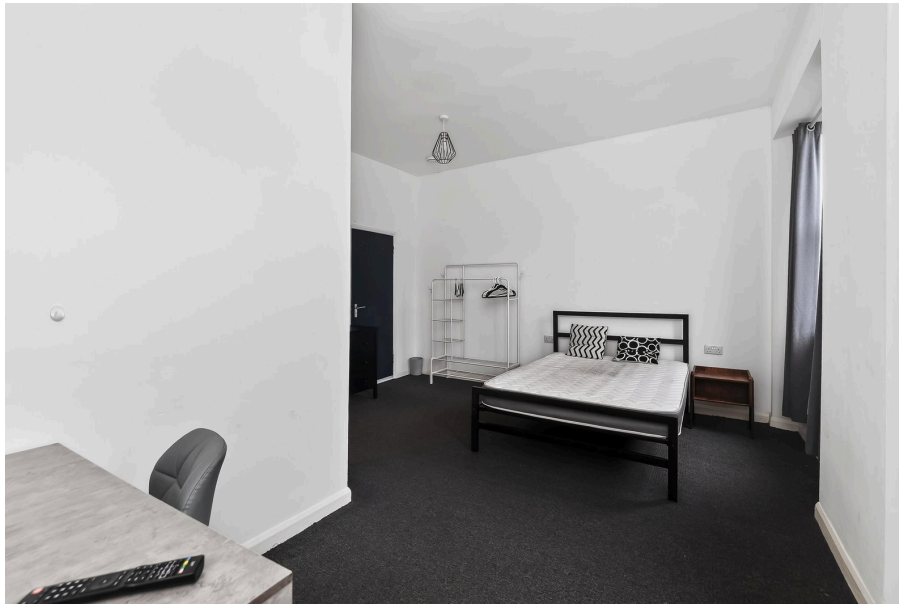
An Electrical Installation Certificate dated 15 April 2021 records the installation of a new consumer unit together with full testing, inspection and additional electrical alterations. - A copy of the latest one hasnt been seen by us yet but has been requested.

PAT testing documentation has also been supplied, with the tested kitchen appliances recorded as passing at the time of testing. The PAT test was carried out on 24 June 2025. The chest of drawers tested





- Three Bedroom Maisonette
- All Rooms En-suite
- First and second floor flat used as a 3-bedroom HMO (Class C4)
- Rental Income: £1,925 pcm
- Annual Income: £23,100
- Gross Yield: Approx. 14.4%
- Managing Letting Agent: Citylets
- Certificate of Existing Lawful Development issued by Plymouth City Council



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