



19 Abingdon Road, Mutley, Plymouth, Devon, PL4 6HZ

Price £340,000



FULLY LET - £43,380 PA

Situated in a quiet street just off North Hill and within easy walking distance of Mutley Plain, Plymouth University and the City Centre, this substantial Victorian mid-terrace property presents an excellent investment opportunity in one of Plymouth's most consistently popular rental locations.

Arranged over four storeys, this deceptively spacious property is currently configured as a seven-bedroom House in Multiple Occupation (HMO), offering generous accommodation throughout. The layout comprises seven double letting rooms, two communal kitchens, two shower rooms, a utility room and a bright communal lounge within the sun room. Externally, the property benefits from a small front garden and an enclosed paved courtyard to the rear.

The property is currently fully let, with seven tenants, and offers investors an established income stream from day one. The property is generating a gross rental income of £3,615 PCM (£43,380 per annum), making it an attractive addition to any investment portfolio.

Current room rents are as follows:

- Room 1 - £525 PCM
- Room 2 - £500 PCM
- Room 3 - £495 PCM
- Room 4 - £515 PCM
- Room 5 - £535 PCM
- Room 6 - £520 PCM
- Room 7 - £525 PCM

All bills are included within the rent, enhancing the appeal to prospective tenants and helping to maintain strong occupancy levels. The property's prime location continues to attract demand from both working professionals and those seeking convenient access to local amenities, public transport links, the University and the city centre.

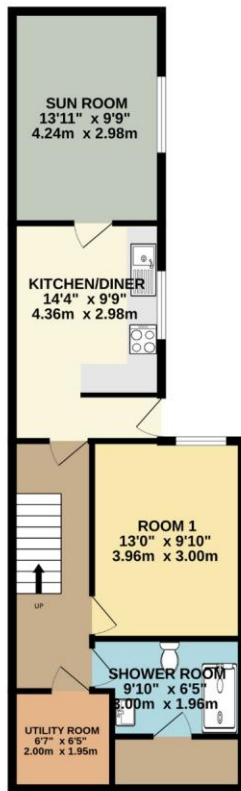
Offered for sale with an established tenant base and excellent income potential, this is a rare opportunity to acquire a sizeable and well-located HMO in a proven rental area.

To view this property call Lang Town & Country Estate Agents on **01752 256000**.

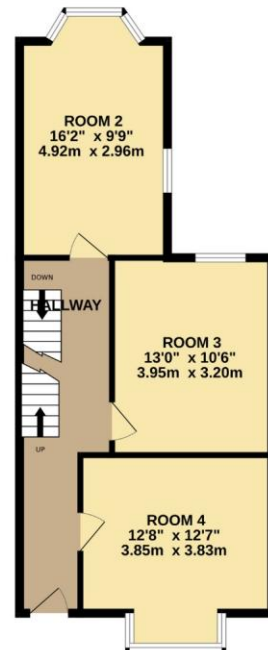




LOWER GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



2ND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1978 sq.ft. (183.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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