



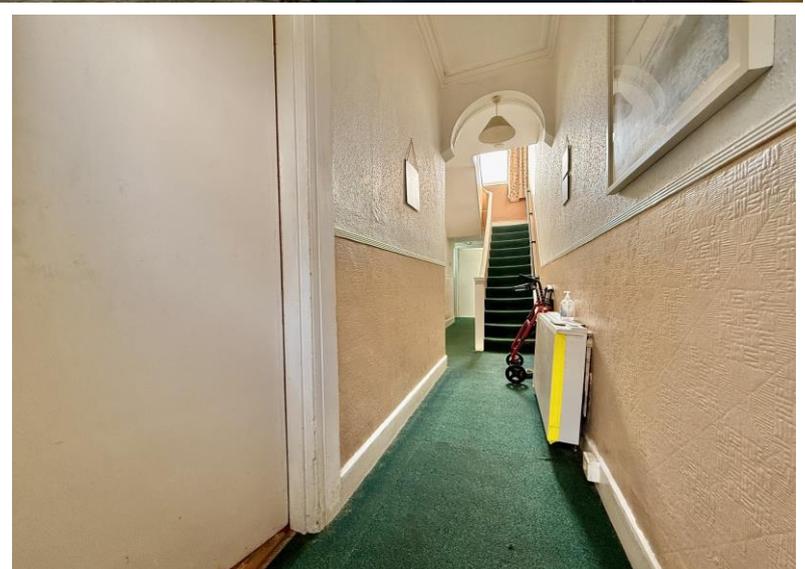
# Falcon

01752 600444

## 6 Camden Street

Plymouth, PL4 8NW

Guide Price £190,000-£200,000





## In Brief

**Ready-made investment – central HMO producing £16,440 pa with 4 rooms let over 3 floors**

<b>Reception Rooms</b>	Communal kitchen, bathroom and shower room	<b>Parking</b>	On street parking - permits do apply.
<b>Bedrooms</b>	4 let bedrooms plus single room.	<b>Council Tax</b>	B
<b>Heating</b>	Some electric heating		
<b>Area</b>	1385 sq ft		
<b>Tenure</b>	Freehold		

## Description

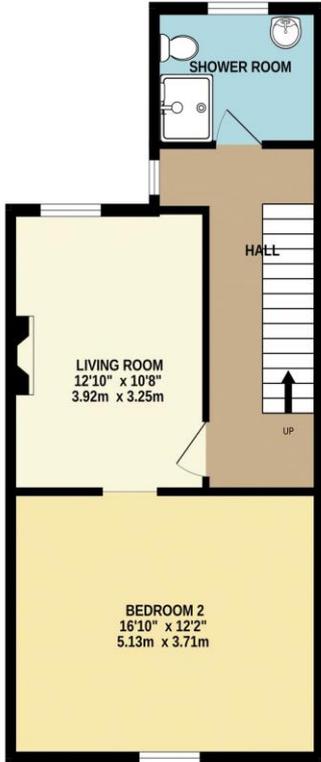
Located in an exceptionally central and highly convenient position, this substantial four-bedroom HMO (House in Multiple Occupation) presents an excellent investment opportunity. The property is currently fully let to four long-standing tenants and generates an income of approximately £16,440 per annum, offering immediate and consistent returns. Arranged over three floors, the accommodation is both spacious and practical. On the ground floor, there is a bedroom to the front of the property, a communal kitchen to the rear, and a modern bathroom at the back of the house. The lower ground floor features a further bedroom and a living room that are open to one another, creating a generous and versatile space. This level also benefits from an additional shower room, adding convenience for tenants. On the first floor, there are two further letting rooms along with a small single communal room positioned at the front of the property. The house benefits from some electric heating and UPVC double glazing. Externally, to the rear, is a lovely sunny enclosed courtyard garden, which opens onto a small service lane, providing useful access. The location is a key selling point, with the city centre and the vibrant North Hill district just a short walk away, making this an extremely appealing rental position with strong ongoing demand. This is a superb opportunity for investors seeking a well-located, income-producing property with established tenants in situ.

**Need A Mortgage?**

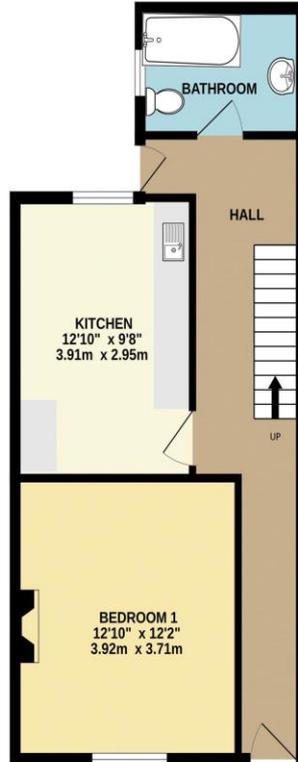
**Don't pay more than you need to for your mortgage advice: ours is only £195 paid when you move!**

# Floor Plans

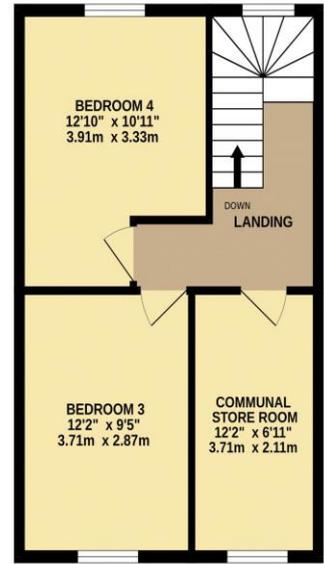
**BASEMENT**  
501 sq.ft. (46.6 sq.m.) approx.



**GROUND FLOOR**  
475 sq.ft. (44.1 sq.m.) approx.



**1ST FLOOR**  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.6 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

