



Falcon

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30 Houndiscombe Road

Mutley, Plymouth, PL4 6HQ

Guide Price £450,000 - £475,000





In Brief

Superb 11-Bed Licensed HMO with Strong Income (56k) & Outstanding Occupancy Record

Reception Rooms	Large living room		
Bedrooms	11 letting rooms	Parking	Gas central heating
Heating	Parking to the rear for two cars	Council Tax	E
Area	2955 sq ft		
Tenure	Freehold		

Description

A distinguished four-storey period residence occupying a prime central position just moments from the University of Plymouth, Mutley Plain and the city centre, this exceptional property combines timeless architectural elegance with an outstanding investment pedigree. Lovingly maintained and professionally managed by the same owners for almost three decades, the property has earned an enviable reputation amongst the student community, with exceptional levels of repeat demand reflecting both the quality of the accommodation and the standard to which it has been consistently presented. Behind its handsome façade lies a wealth of original character, including beautiful stained glass, an impressive tiled entrance vestibule, an ornate carved staircase and elegant decorative mouldings, all enhancing the charm and stature of this remarkable home. The generous accommodation includes an inviting communal sitting room, a beautifully appointed kitchen/dining room with twin built-in ovens, together with a shower room to the rear. The upper floors offer ten further bedrooms complemented by well-appointed shower and WC facilities. Fully let for the forthcoming academic year, the property produces an annual income of approximately £56,520 (based on a 45-week tenancy period) and is offered with a Plymouth City Council HMO licence, valid until April 2027, permitting occupation by up to 11 residents across 11 households. A rare opportunity to acquire an established and beautifully presented investment of enduring quality in one of Plymouth's most sought-after student locations.

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Floor Plans

Approximate Gross Internal Area 2955 sq ft - 274 sq m

Ground Floor Area 1060 sq ft – 98 sq m

First Floor Area 962 sq ft – 89 sq m

Second Floor Area 933 sq ft – 87 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

