



Falcon

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19 Sutherland Road

Mutley, Plymouth, PL4 6BW

Guide Price £600,000 - £625,000





In Brief

Prime Plymouth HMO Investment – 13 Bedrooms, Parking & Development Opportunity.
Approx. £69,570pa

Reception Rooms	Large living room
Bedrooms	13 letting rooms, 2 kitchens
Heating	Gas central heating
Area	3472 sq ft
Tenure	Freehold

Parking	Large car parking area to rear for approx 8 cars plus double garage.
Council Tax	E

Description

Occupying a prime central position just a short walk from the University of Plymouth, Mutley Plain and Plymouth City Centre, this substantial four-storey period property represents an outstanding turnkey investment opportunity. A fully licensed HMO with an exceptional reputation, it has been privately owned and professionally managed for approximately 28 years, enjoying consistently high tenant demand and is fully let for the forthcoming academic year, generating an annual income of approximately £69,570 (45-week term). Retaining a wealth of original character, including stunning stained glass, a tiled entrance vestibule, ornate carved staircase and decorative ceiling mouldings, the property offers spacious and versatile accommodation. There are 13 letting bedrooms across 4 floors, generous communal lounge, two modern fitted kitchens, and three WC/shower facilities. Further benefits include gas central heating, uPVC double glazing and an HMO licence for up to 13 occupants across 13 households. Externally, the property boasts a large rear car park providing space for approximately eight vehicles, together with a detached double garage benefiting from planning permission to convert into two self-contained one-bedroom flats, offering excellent scope to further enhance the investment. A rare opportunity to acquire a high-yielding asset in one of Plymouth's most sought-after student and professional letting locations.

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Floor Plans

Approximate Gross Internal Area 3472 sq ft - 323 sq m

Lower Ground Floor Area 916 sq ft – 85 sq m

Ground Floor Area 857 sq ft – 80 sq m

First Floor Area 859 sq ft – 80 sq m

Second Floor Area 840 sq ft – 78 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		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

