



Falcon

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34 Houndiscombe Road

Mutley, Plymouth, PL4 6HQ

Guide Price £475,000 - £500,000





In Brief

Outstanding Fully Let 11-Bed Student HMO (59k) in Prime Central Plymouth Location

Reception Rooms Large living room and two kitchens.

Bedrooms 11 letting rooms (one being a flatlet)

Heating Gas central heating

Area 3371 sq ft

Tenure Freehold

Parking Parking to the rear for two cars

Council Tax E

Description

Occupying a prime central position just a short walk from the University of Plymouth, Mutley Plain and the city centre, this impressive four-storey period property is a fully licensed 10-bedroom plus a self contained flatlet HMO with an outstanding reputation. Privately owned and professionally managed for approximately 28 years, the property enjoys exceptional tenant demand, with many former students returning to request rooms. Fully let for the forthcoming academic year, it generates an annual income of approximately £59,715 (based on a 45-week term). Retaining an abundance of period charm, the property features stunning stained glass, a tiled entrance vestibule, an ornate carved staircase and elegant ceiling mouldings. The spacious accommodation includes a generous communal lounge, a well-equipped kitchen/diner with two built-in ovens and hobs, plus a self-contained rear flatlet with living/bedroom, kitchen, utility area and shower room. The upper floors provide 10 further bedrooms, together with WC and shower facilities. Benefiting from gas central heating, uPVC double glazing and an HMO licence valid until April 2027 for up to 12 occupants across 11 households, this is an exceptional turnkey investment opportunity. The property comes with two parking spaces to the rear.

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Floor Plans

Approximate Gross Internal Area 3371 sq ft - 313 sq m

Ground Floor Area 1262 sq ft – 117 sq m

First Floor Area 1070 sq ft – 99 sq m

Second Floor Area 1039 sq ft – 97 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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Score	Energy rating	Current	Potential
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81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

