

# clever



## 11 Seymour Avenue

St Jude's, Plymouth, PL4 8RA

**£230,000**



**\*\*Producing Gross Income £26,000 for 26/27\*\*** - Nestled in the vibrant area of St Jude's, Plymouth, this mid-terrace house on Seymour Avenue presents an excellent opportunity for those seeking a solid investment in the student rental market. Boasting four well-proportioned bedrooms, this property is fully let for the 2026/2027 academic year, ensuring immediate returns for prospective buyers.

The house features a welcoming reception room, perfect for communal gatherings or quiet study sessions. The layout is designed to accommodate the needs of student living, providing ample space for both relaxation and productivity. The single bathroom is conveniently located to serve all bedrooms, making it practical for shared living.

St Jude's is a sought-after location, known for its proximity to local amenities and transport links, making it an attractive choice for students. The area offers a blend of urban convenience and community spirit, enhancing the appeal of this property as a rental investment.

With its current occupancy and the potential for future growth, this property stands as a promising addition to any investment portfolio. Whether you are an experienced landlord or new to the property market, this house offers a unique chance to capitalise on the thriving student rental sector in Plymouth.







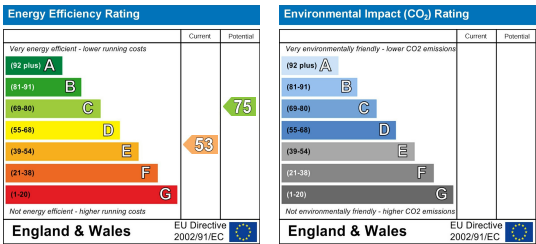
## Area Map



## Floor Plans



## Energy Efficiency Graph



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2 Old Town Street, Plymouth, PL1 1DP  
 Tel: 01752421911 Email: sales@stayclever.co.uk <https://www.stayclever.co.uk>