

# clever



## 77-87 Houndscombe Road

Mutley, Plymouth, PL4 6HB

**Offers in excess of £3,000,000**



GENERATING £374,500 WHEN FULLY LET - 59 En-Suite Rooms located in 10 self contained apartments all coming with Kitchens & communal areas, Nestled in the heart of Plymouth on the esteemed Houndscombe Road, this remarkable property presents an exceptional investment opportunity. With an impressive configuration of 59 bedrooms this house is designed to cater to a large number of residents, making it ideal for those seeking a lucrative rental venture.

Its prime central location ensures that tenants will enjoy easy access to local amenities, transport links, and the vibrant culture that Plymouth has to offer.

Currently generating an impressive income of £374,500 when fully let, this property not only promises a strong return on investment but also showcases excellent yield potential. The house is in excellent condition, allowing for a seamless transition for any prospective investor.

This is a rare opportunity to acquire a property that combines size, location, and profitability in one package. Whether you are an experienced investor or looking to enter the property market, this house on Houndscombe Road is a must-see. Don't miss your chance to secure a prime asset in a thriving area.



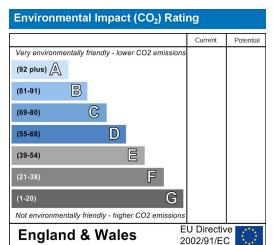
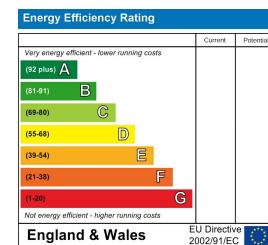


## Area Map



## Floor Plans

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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