



**Francis Stuart**

HMOs • Lettings • Investments



## Edith Avenue, Plymouth, PL4 8TH

Guide Price £280,000

 6  3

A substantial six bedroom licensed HMO investment producing £37,680 per annum (£3,140 pcm) from six well-sized rooms arranged across three floors and extending to approximately 2,240 sq.ft. The property is already established as a strong income-producing asset and is managed in-house by Francis Stuart.

Running costs are approximately £8,534 per year, producing an estimated net income of around £29,146 per annum before maintenance.

The property benefits from a HMO licence until November 2029, EICR valid until October 2029 with a new consumer unit installed, and a current gas safety certificate until January 2026.

Based on the current income, the investment offers gross yields of approximately 12.99% – 13.46% depending on purchase price, making it a strong, fully compliant HMO

**Floor Area**  
2240 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£0 per annum

**Ground Rent**  
£0 per annum

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opportunity in a consistently performing Plymouth rental location.

- Compliant six bedroom HMO investment
- £37,680 annual income - £29,146 estimated net income
- 12.99% – 13.46% depending on purchase price
- Large property extending to approximately 2,240 sq.ft.
- Generous bedroom sizes and good communal layout
- HMO licence secured until 2029
- EICR valid until 2029 with new consumer unit installed
- Professionally managed in-house by Francis Stuart



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

