



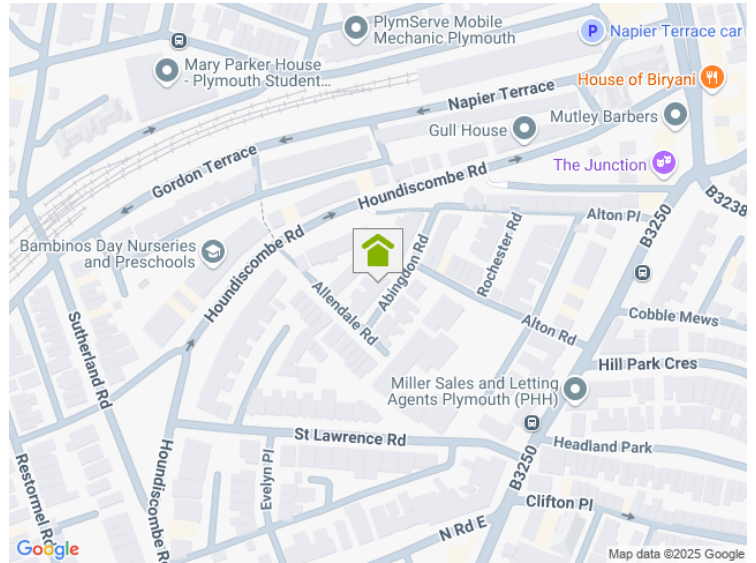
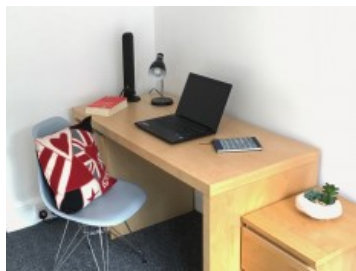
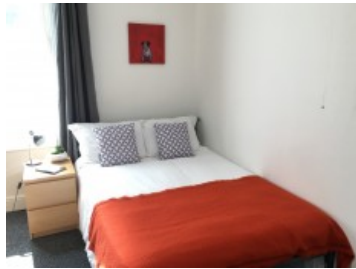
**A HOME AFTER HOME**<sup>LTD</sup>  
SALES & LETTING

Abingdon Road, PL4 6HY

4 Bedroom Terraced

**£235,000.00**

Guide Price



Four-bedroom, mid-terraced property, situated close to Mutley Plain, and the City Centre. Offered as an ongoing, turn-key investment; pre-let to students until August 2026 with a gross annual income secured for next academic year of £25,000, with established use as a C4 small HMO.

The four letting rooms are all very good sized doubles, the decor has been finished to a high modern standard throughout, featuring white walls, a modern kitchen, tiled bathroom, laminate flooring and new furniture in the bedrooms and lounge area.

Gas central heating, Double glazing, security alarm. Property currently serviced by Virgin Media fibre broadband. BT Openreach also available. Checks suggest all major mobile providers available with 4G and 5G.

EPC 66 Council Tax Band B. "Very low" flood risk.

[www.plymouthlettingandestateagents.co.uk](http://www.plymouthlettingandestateagents.co.uk)

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