



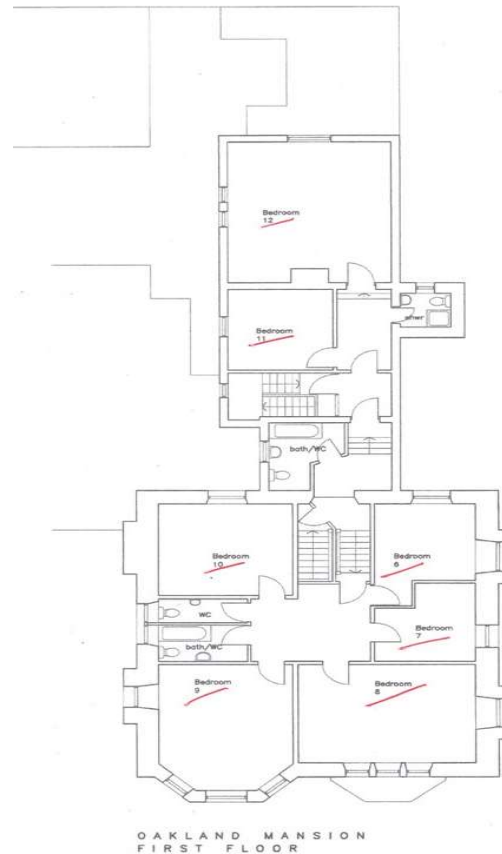
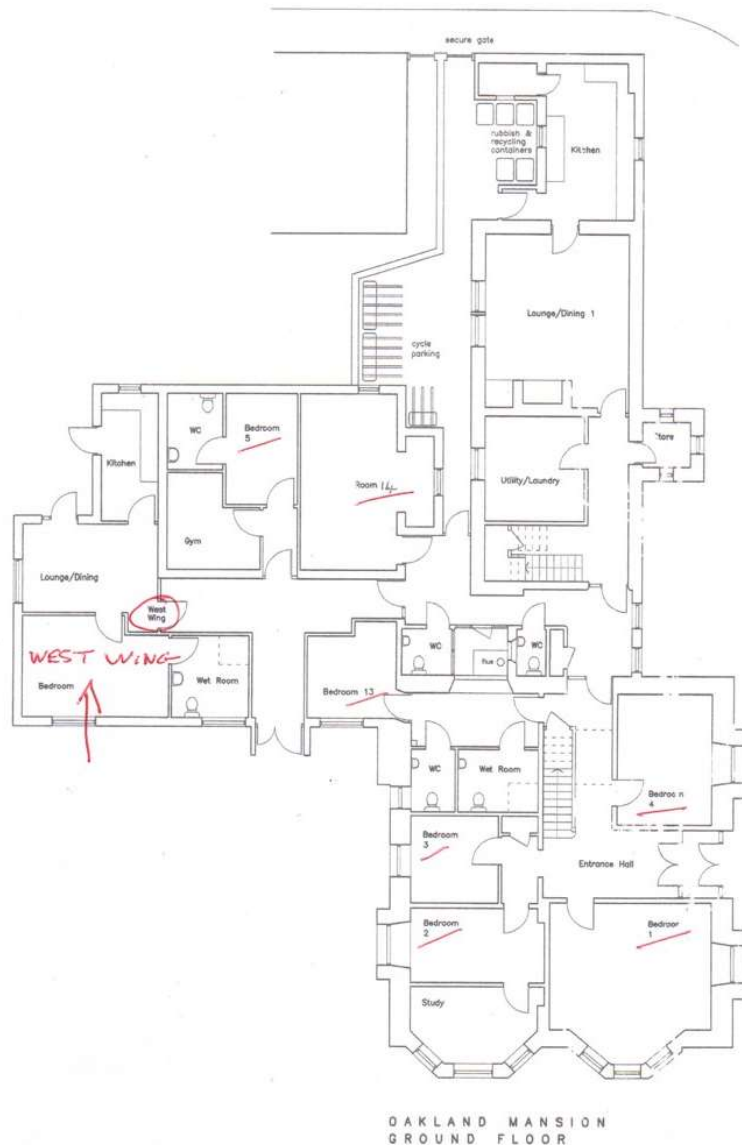
  
**PILKINGTON ESTATES**  
PROFESSIONAL PROPERTY CONSULTANTS

**Outland Road, Plymouth, Devon, PL2**

**Offers Over: £1,000,000**

*Freehold*





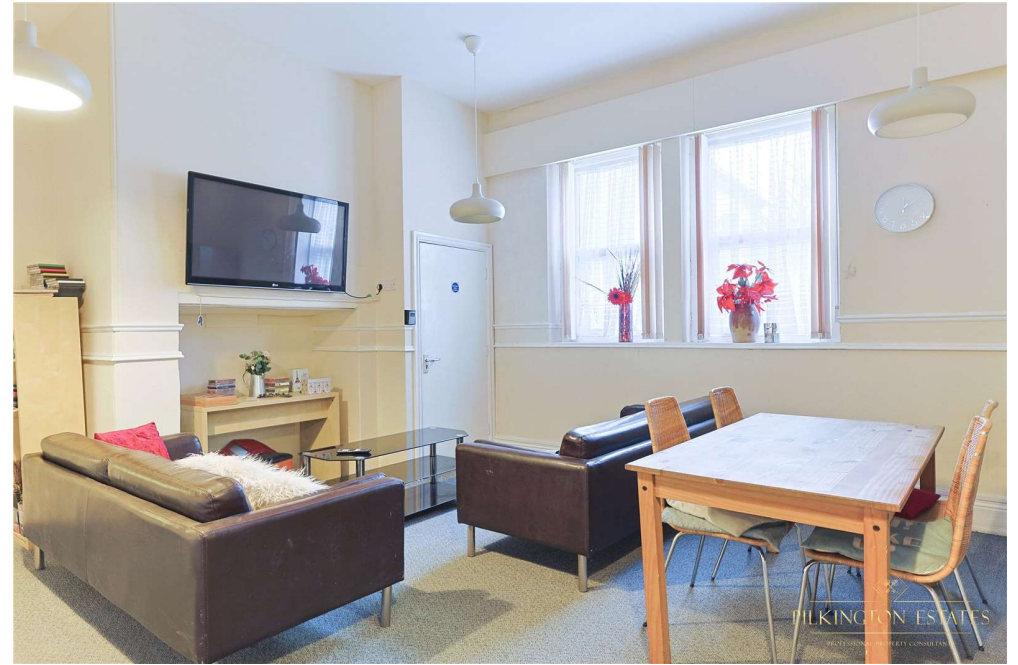
This property is a rare investment opportunity that combines immediate income generation with substantial potential for future growth. With 14 fully tenanted rooms and a separate semi-detached one-bedroom bungalow generating a total annual income of £83,112 (8.31% yield)—rising to £88,608 (8.81% Yield) when the advertised room (Room 11) is filled.

This asset is already a strong performer. All tenants are working professionals or semi-retired individuals, ensuring stability and reliable income from the outset. Furthermore, some rental agreements are due for review, presenting a clear opportunity to increase the already impressive revenue stream.

The property is brimming with value-added potential. The detached bungalow, with its own entrance and courtyard, has been continuously let since December 2017, and offers scope for a retrospective planning application to establish it as a separate dwelling. Additional features include private car parking, a generous garden, and further parking spaces, all of which enhance its desirability to current and future tenants.

Strategically positioned for redevelopment, the property offers multiple avenues to maximize its value. Whether it's upgrading existing rooms with en-suite facilities, converting the space into self-contained flats, or redeveloping the site into a modern apartment block with the potential for a dozen or more units, the possibilities are both lucrative and varied.

This is more than just a property—it's a high-yielding investment with untapped potential for even greater returns. With steady income, valuable amenities, and a range of redevelopment options, it stands out as an exceptional opportunity in today's market.







## Pilkington Estates - Plymouth

Third Floor  
Unit 7  
Sutton Harbour  
Plymouth  
Devon  
PL4 0DN

T: 01752 729777  
E: [jon@pilkingtonestates.co.uk](mailto:jon@pilkingtonestates.co.uk)  
[www.pilkingtonestates.co.uk](http://www.pilkingtonestates.co.uk)

Jet Software Ltd. Registered in England and Wales - 15464498  
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.