



Lisson Grove, Mutley, PL4 7DN

OFFERS IN REGION OF £230,000



01752 875075

Please submit all offer to: louis.lopez@hindheadproperty.com (kindly include a copy of photographic I.D. and proof of funds for anti-money laundering purposes).



HINDHEAD PROPERTY

is delighted to present this charming Victorian mid-terraced family home, offered for sale with no onward chain at an attractive guide price of offers in the region of £230,000.

This spacious four-bedroom property is bursting with potential and is ideal for buyers looking to make a home their own. Full of character and classic period features, it offers the perfect canvas for modernisation and personal touches.

An excellent opportunity for growing families or savvy investors alike. Early viewing is highly recommended as properties of this size and value are rarely available for long.

MUTLEY PLAIN

is a bustling and well-connected area in Plymouth, Devon, offering a vibrant mix of shops, cafés, and essential amenities. As the heart of the Mutley district, this lively high street serves both the local community and the surrounding neighbourhoods, including the more affluent areas to the north.

Originally developed in the late Victorian era as an elegant, tree-lined avenue, Mutley Plain has evolved into a key commercial and residential hub. The B3250 runs through the area, providing excellent transport links, while multiple pedestrian crossings ensure accessibility for residents and visitors.

With its rich history, strong community feel, and proximity to the city centre and university, Mutley Plain remains one of Plymouth's most sought-after locations for both homeowners and investors.



PLYMOUTH

, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located by a stunning waterfront and harbour, Plymouth is the perfect place to buy property.

VIEWINGS:

We anticipate high demand for this property and advise early viewings to avoid disappointment. All applicants will be subject to a rigorous registration/ financial verification process. Viewings will be booked by appointment only, and are subject to availability. For more information, please call 01752 875075.

GERERAL PROPERTY DISCLAIMER

These particulars are for general guidance only and do not form part of any offer or contract. All descriptions, measurements, floor plans, and information are provided in good faith but are approximate and not guaranteed.

Any reference to planning permission, building regulations, use class, development potential, listed status, conservation area, or Tree Preservation Orders (TPOs) must be independently verified by the buyer or tenant through the relevant local authority.

Services, utilities, fixtures, fittings, systems, and appliances have not been tested, and no representation is made as to their condition or suitability. Buyers or tenants should also carry out checks for environmental risks including flood zones, invasive species (e.g. Japanese Knotweed), subsidence risk, and other local or natural hazards.

Tenure, boundaries, access (including over private roads), rights of way, covenants, lease details, service charges, and any associated costs or taxes (including Stamp Duty) should be confirmed by a legal adviser.



Photographs, videos, and marketing materials may be digitally enhanced, staged, or illustrative and may not reflect the current condition.

Prospective buyers and tenants are strongly advised to carry out their own inspections, surveys, and legal due diligence before entering into any agreement.

Hindhead Property Limited accepts no liability for loss or damage arising from reliance on these particulars.

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4, Lisson Grove
PLYMOUTH
PL4 7DN

Energy rating

F

Valid until
16 February 2026

Certificate number
9468-1059-7232-4126-5954

| Feature | Description | Rating |
|----------------------|--|-----------|
| Wall | Solid brick, as built, no insulation (assumed) | Very poor |
| Roof | Pitched, 250 mm loft insulation | Good |
| Roof | Pitched, 200 mm loft insulation | Good |
| Window | Fully double glazed | Average |
| Main heating | Room heaters, mains gas | Very poor |
| Main heating | Room heaters, mains gas | Average |
| Main heating control | Appliance thermostats | Good |
| Hot water | Electric immersion, standard tariff | Very poor |
| Lighting | No low energy lighting | Very poor |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Portable electric heaters (assumed) | N/A |

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 22 F | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.