



**Connells**

Houndiscombe Road  
Plymouth



### Property Description

The property is situated in the Mutley district of Plymouth and fronts onto the east side of Houndiscombe Road

immediately opposite the junction with Sutherland Road and close to the junction with North Road East which lies to the south. The property backs onto a cobbled access lane.

The property comprises a double fronted mid terrace care home (former Victorian house) which is arranged over 4 floors and comprises 23 residents bedrooms plus communal areas and ancillary areas.

The property has a small front garden at an elevated level to Houndiscombe Road, a small rear courtyard area adjoining the extended rear tenement plus a rear car parking area for circa 3 cars. The property has a relatively good specification with relatively modern kitchen and bathroom facilities plus institutional fixtures and fittings. The specification includes a stair-lift between the ground, first and second floors. The property is owner occupied and operated as a residential care home for the elderly plus dementia residents.

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To view this property please contact Connells on

**T 01752 674 467**  
**E [plymouth@connells.co.uk](mailto:plymouth@connells.co.uk)**

32 Mannamead Road  
PLYMOUTH PL4 7AA

**EPC Rating: Exempt**

Tenure: Freehold

**[view this property online connells.co.uk/Property/PLH311147](https://www.connells.co.uk/Property/PLH311147)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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