



33 Mutley Road, Mannamead, Plymouth, Devon, PL3 4SB



Price £425,000



A beautifully restored mid-terrace residence situated in one of the area's most sought-after locations, enjoying attractive park views to the front. The current owners have undertaken an extensive programme of refurbishment, creating a home finished to an exceptionally high standard while carefully preserving its wealth of character and charm.

This elegant property seamlessly combines period features with modern comforts. Original details and stripped wooden flooring feature throughout the principal reception rooms and the spacious kitchen/breakfast room, enhancing the home's timeless appeal. The well-proportioned accommodation includes a welcoming sitting room, a formal dining room, ground floor cloak room and a stylish kitchen/breakfast room designed for both everyday living and entertaining. The light and airy kitchen is fully fitted with a range of base units and matching wall cupboards and a host of appliances including, a range cooker fridge freezer, washing machine, dishwasher, and wine fridge.

To the first floor are four generously sized bedrooms, including a superb principal bedroom with en-suite facilities, together with a well-appointed family bathroom.

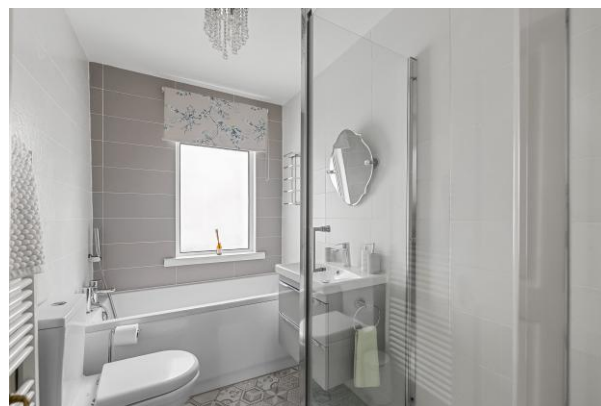
Externally, the property benefits from a private Mediterranean style, rear courtyard, ideal for outdoor relaxation, and the added advantage of a large garage providing secure parking or additional storage.

This is a rare opportunity to acquire a beautifully presented period home in a highly desirable setting, offering exceptional accommodation, quality finishes, and delightful park views.

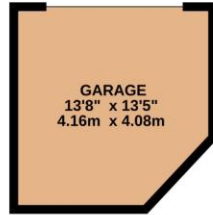


To view this property call Lang Town & Country Estate Agents on **01752 256000**.

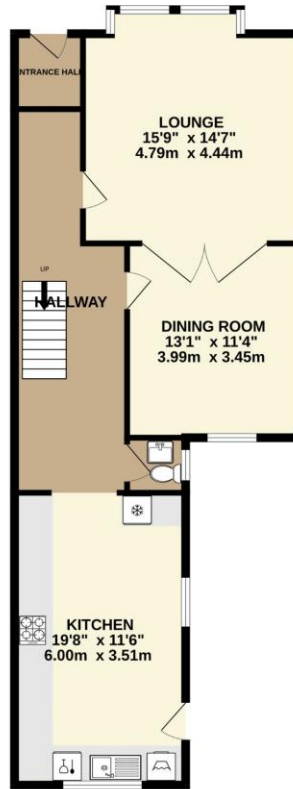
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GARAGE
172 sq.ft. (16.0 sq.m.) approx.



GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 1812 sq.ft. (168.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lang Town & Country
6 Mannamead Road
Plymouth
PL4 7AA
Tel: 01752 256000
Email: property@langtownandcountry.com
www.langtownandcountry.com

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