



Furzehill Road, Mutley, Plymouth, PL4 7LB

OFFERS IN REGION OF £210,000



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 PLEASED TO PRESENT

this spacious three-bedroom terraced home, ideally positioned within the popular and highly convenient Mutley area of Plymouth.

Offering approximately 109 sq m of accommodation, the property combines traditional proportions with a practical layout that would suit families, professionals, first-time buyers or investors.

The ground floor is approached through an entrance hallway, with stairs rising to the first floor and access into the principal living spaces.

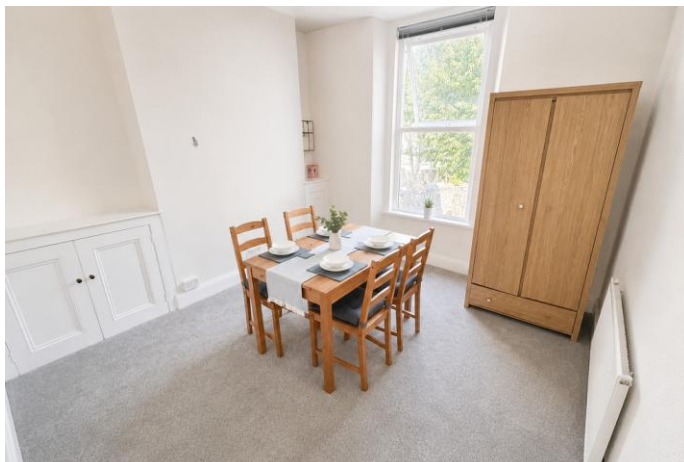
At the front of the property is a bright, bay-fronted living room with space for a range of seating and freestanding furniture. A separate dining room sits behind, offering a useful second reception space that could also serve as a family room, study or playroom.

The fitted kitchen provides a selection of storage units, work surfaces and integrated cooking facilities, with access continuing towards the rear of the property. A useful utility area and ground-floor shower room provide added practicality and help make the layout particularly versatile.

Upstairs, the property offers three bedrooms. The principal bedroom is a generous bay-fronted double, while the second bedroom is also well proportioned. The third bedroom would make an ideal child's room, guest room, nursery or home office.

A family bathroom completes the first-floor accommodation.

Outside, the property benefits from a generous enclosed rear courtyard, providing space for outdoor seating, dining, planting and entertaining. The garden offers a valuable private outside area, particularly for a home positioned so close to the city.



Furzehill Road is conveniently located for the shops, cafés, supermarkets and amenities of Mutley Plain. Plymouth city centre, the university, railway station and surrounding employment areas are also readily accessible, making this a well-positioned home for buyers seeking both space and convenience.

Early viewing is recommended.

PROPERTY INFORMATION

Price: Offers in the Region of £210,000

Tenure: Freehold

Council Tax: Band B, approximately £1,899.22 per annum

EPC: Rating D, score 57

Floor Area: Approximately 109 sq m

MUTLEY

Mutley is a popular and well-connected residential area of Plymouth, known for its convenience, character and easy access to the city. Mutley Plain offers a wide range of shops, cafés, restaurants, supermarkets and everyday amenities, while Plymouth city centre, the university, railway station and major employment areas are all within easy reach.

The area is well served by regular public transport links and provides straightforward access to the A38, making it a practical choice for professionals, families, students and investors alike. Nearby green spaces, schools and leisure facilities further add to its broad appeal.

Tenure, title boundaries, access arrangements, private roads, rights of way, restrictive covenants, lease terms, service charges, ground rent and any associated costs or taxes, including Stamp Duty Land Tax, should be confirmed by an appropriately qualified legal adviser.

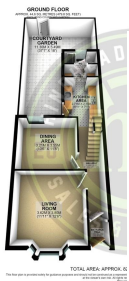


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VIEWINGS

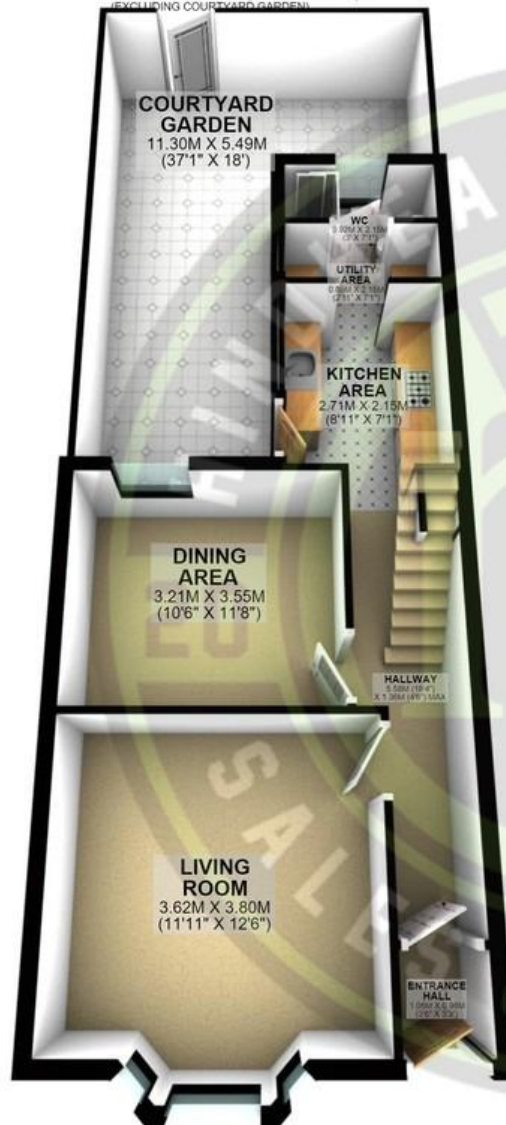
We anticipate high demand for this property and advise early viewings to avoid disappointment. All applicants will be subject to a rigorous registration/ financial verification process. Viewings will be booked by appointment only, and are subject to availability. For more information, please call 01752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





GROUND FLOOR

APPROX. 44.6 SQ. METRES (479.8 SQ. FEET)
(EXCLUDING COURTYARD GARDEN)



FIRST FLOOR

APPROX. 38.4 SQ. METRES (412.8 SQ. FEET)



TOTAL AREA: APPROX. 82.9 SQ. METRES (892.6 SQ. FEET)

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Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	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 are 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.