Falcon

01752 600444

166 Alexandra Road

Mutley, Plymouth, PL4 7EH

Guide Price £250,000 - £260,000

In Brief

A Fabulous opportunity, large double fronted family home or investment opportunity

Reception Rooms	3 Reception rooms		
Bedrooms	4/5 Bedrooms	**Parking**	Parking in near by roads
Heating	Gas Central heating	**Council Tax**	B
Area	1,813SQFT		
Tenure	Freehold		

Description

Substantial Double-Fronted Period Home – City Centre Location – No Onward Chain Perfectly positioned in the heart of the city centre and just a short walk from University of Plymouth, this substantial double-fronted property presents a rare and versatile opportunity. Previously utilised as a six-bedroom letting property with a current valid licence to operate as a HMO , equally lends itself to being transformed into a fabulous and spacious family home. Arranged over two generous floors, the accommodation is both extensive and well-balanced. The property offers six well-proportioned bedrooms, making it ideal for multi-occupancy investment or growing families alike. A spacious communal lounge provides an excellent setting for relaxing or socialising, also a functional modern kitchen is perfectly suited to cater for modern communal living. Practicality is a key feature of this home, with multiple bathroom facilities including a main family bathroom, separate shower room and a convenient downstairs WC. Additional rooms include a versatile spare room that lends itself to a variety of uses study, bedroom, store room or even a second kitchen (For HMO s) enhancing the overall functionality of the property. The home benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency. Importantly, it retains a number of original features, adding charm and character that complement its impressive proportions. Externally, to the rear, there is a fully enclosed garden providing valuable private outdoor space — perfect for families or tenants to enjoy. Situated within easy reach of the university, excellent transport links, local schools and an array of city centre amenities, this property represents a turnkey investment opportunity in a consistently high-demand rental area. Equally, its size, layout and location make it an exceptional prospect for those seeking a substantial family residence. Offered to the market chain-free, this is a fantastic opportunity not to be missed.

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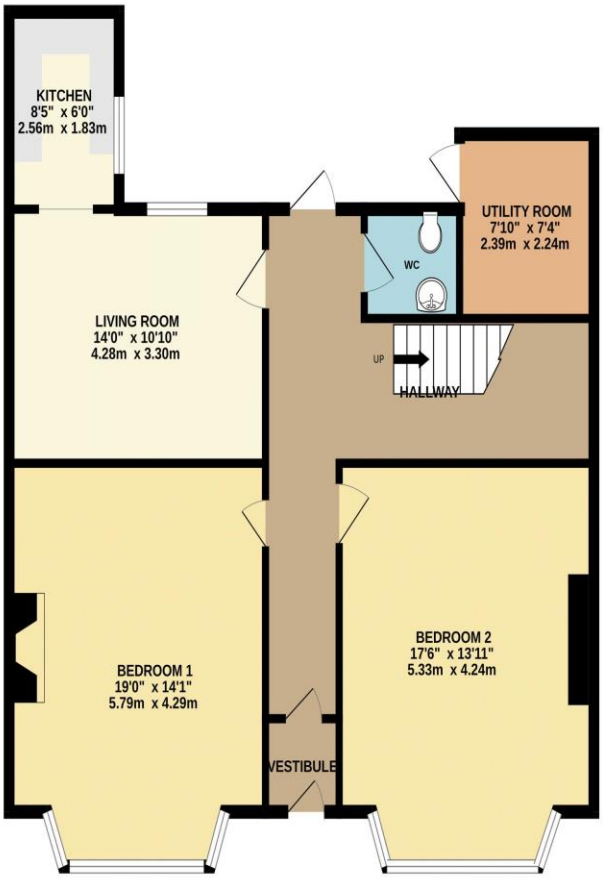
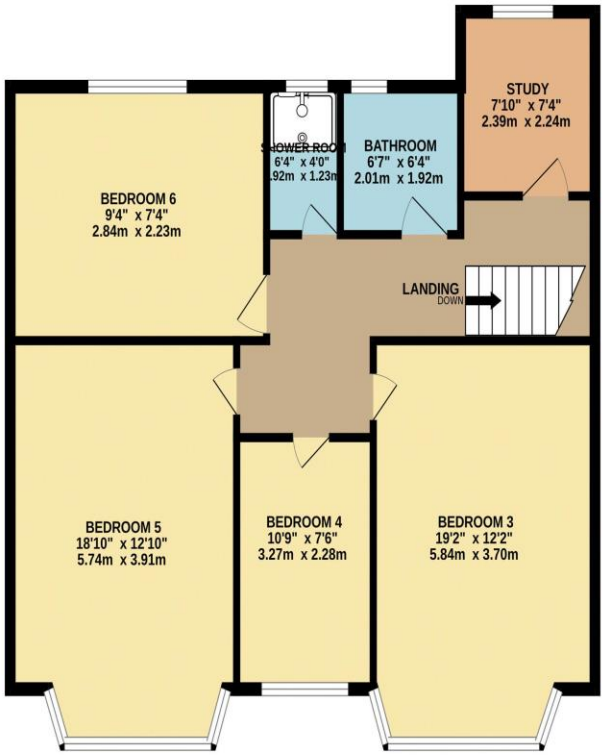
Floor Plans

GROUND FLOOR



1ST FLOOR



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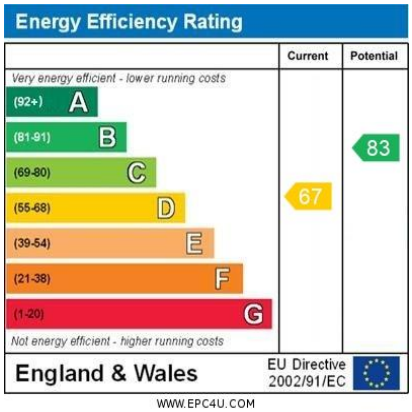
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