

clever



Pathgate House 32 Hill Park Crescent

Mutley, Plymouth, PL4 8JP

£975,000



FULLY LET 26/27 PRODUCING £101,250 - Located in the popular Hill Park Crescent area of Mutley, Plymouth, this impressive end terrace house presents a unique opportunity for investors. With a generous layout, the property boasts an impressive 15 bedrooms and 15 En-Suite bathrooms, making it ideal for those seeking ample space and comfort.

The house is thoughtfully arranged as three separate five-bedroom flats, providing flexibility for various student opportunities. Each flat is well-maintained, ensuring a welcoming atmosphere for students.

For those with vehicles, the property offers off-road parking, along with convenient bike storage, catering to the needs of active individuals. Additionally, a dedicated laundry room adds to the practicality of this remarkable home.

Situated in a vibrant community, this property is close to local amenities and transport links, making it an excellent choice for those students looking to enjoy the best of Plymouth living.





Area Map



Floor Plans

Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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