



88 West Hill Road, Mutley, Plymouth, Devon, PL4 7LQ



Offers Over £200,000



Nicely positioned towards the quiet cul-de-sac part of the ever-popular West Hill Road in Mutley, this beautifully presented mid-terraced home has been thoughtfully modernised to create a stylish and welcoming property, perfectly suited to first-time buyers or investors alike. Ideally positioned within easy reach of Plymouth City Centre and Plymouth University, the home also enjoys the convenience of the many shops, cafés, Pure Gym leisure facilities and amenities found nearby on Mutley Plain.

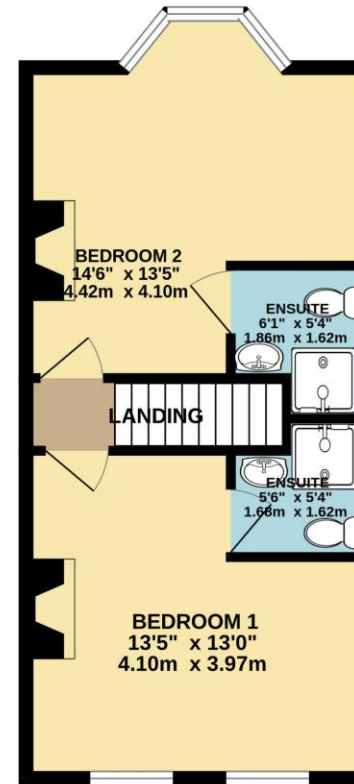
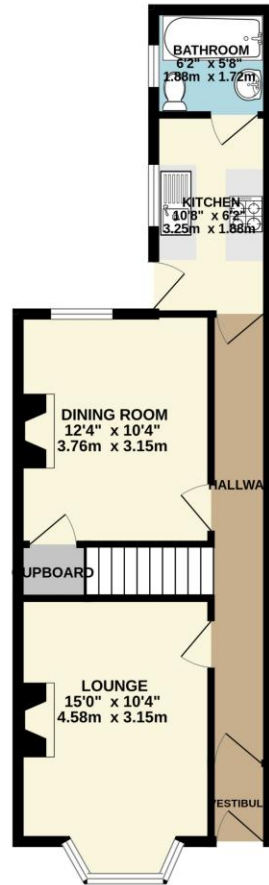
Behind its attractive façade, the property offers spacious and well-proportioned accommodation arranged over two floors. The ground floor opens into an inviting entrance hall leading through to a comfortable living room, a separate dining room ideal for entertaining, and a contemporary fitted kitchen alongside a modern downstairs bathroom. Upstairs, the property continues to impress with two generous double bedrooms, each complemented by its own en-suite shower room, providing both comfort and privacy.



Finished to a high standard throughout, the home further benefits from uPVC double glazing and gas central heating. Externally, there are gardens to both the front and rear, with the rear garden featuring a newly refurbished raised decked seating area — perfect for relaxing or socialising — as well as a hardstand area currently utilised as off-road parking which is a rare feature in this central location.

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





TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

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