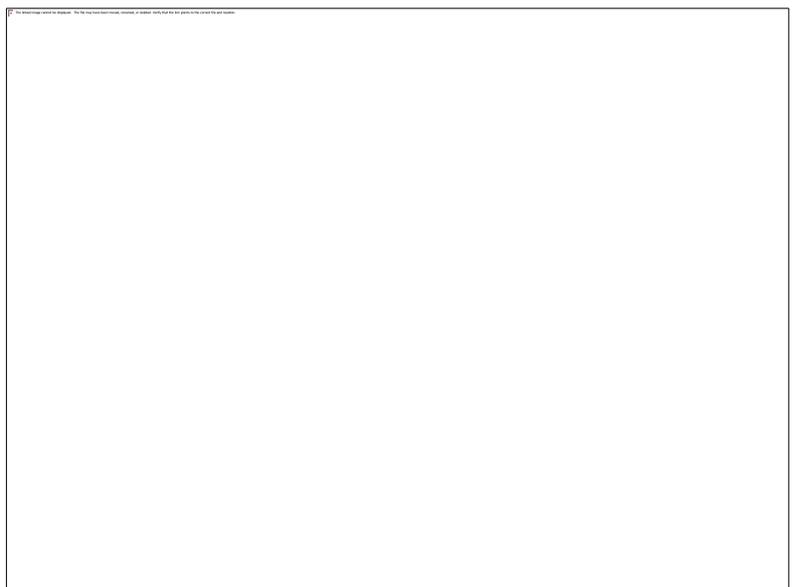




Falcon

01752 600444

162 Alexandra Road
Mutley, Plymouth, PL4 7EH
Guide Price £250,000



In Brief

A fabulous opportunity, large double fronted family home or investment opportunity.

Reception Rooms 3 Large reception rooms

Bedrooms 5 good sized bedrooms

Heating Gas central heating

Parking Parking in nearby roads

Area 1878 Sq Ft

Council Tax B

Tenure Freehold

Description

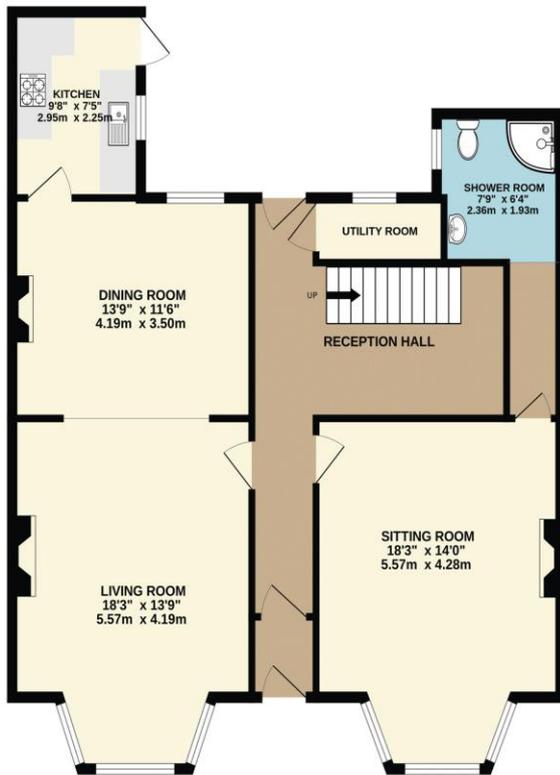
Located in this exceptionally convenient and accessible position is this fabulous double fronted period family home that has been with the same owners for the past 20 years. The property is aimed at a family looking for a large home and don't mind a bit of updating. The property could also of course appeal to the investment market with a number of options which would be subject to the local authority planning and building restrictions. Although the property does now require some modernisation and updating it will most certainly make a beautiful family home for the next owners. As you approach the house you will see that it has tremendous street presence with the striking wrought iron railings and front garden that sets the house back from the road. Off the wonderful hallway that is full of character are the three reception rooms with a great example of a period style fireplace along with beautiful ceiling mouldings. The main living room is open with the separate dining room which in turn leads through to the kitchen. The kitchen is in need of updating. There is a large third reception room, on the opposite side of the house which has a shower room adjoining which is such a bonus to the accomodation. Off the first floor landing there are five really good sized bedrooms and a family bathroom plus separate w/c. The property comes with gas central heating and upvc double glazing. Outside to the rear of the house is a courtyard with steps up to a raised area of garden. The property has a sunny rear aspect. Both Mutley Plain and the city center are within easy reach as are some good well respected local schools.

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Floor Plans

GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA: 1878 sq.ft. (174.5 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Your home may be repossessed if you do not keep up repayments on your mortgage.

