



Falcon

01752 600444

8 Hyde Park Road

Mutley, Plymouth, PL3 4RJ

Guide Price £250,000 - £260,000





In Brief

Elegant double-fronted period home in a prime central location, exceptional potential

Reception Rooms	Fabulous large living room with separate dining room and breakfast room.		
Bedrooms	3 double bedrooms plus dressing room / study		
Heating	Gas central heating	Parking	On street in nearby roads subject to permits.
Area	1472 sq ft	Council Tax	C
Tenure	Freehold		

Description

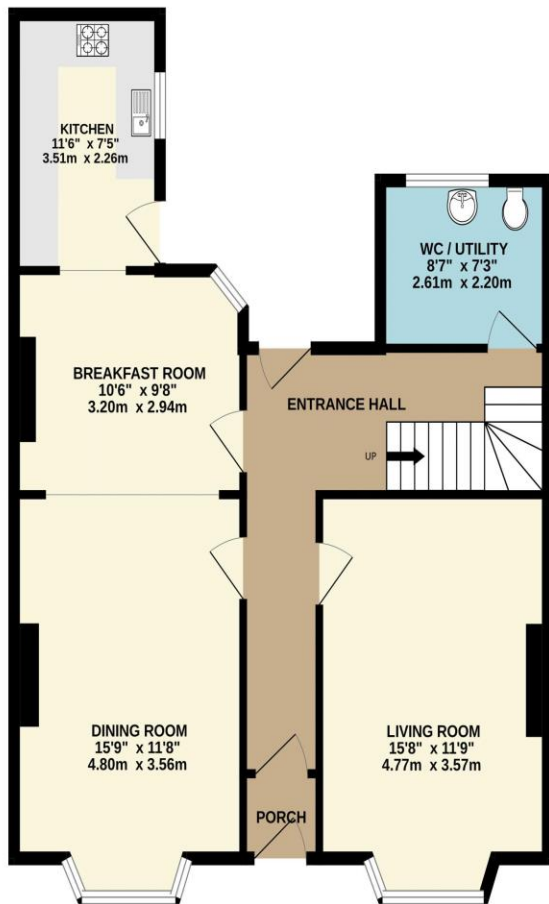
Occupying a superb central position with a sunny southerly aspect overlooking Plymouth College and down Mutley Plain, this elegant double-fronted period townhouse is brimming with character and offers an exciting opportunity to create a stunning family home. Retaining many original features, including a magnificent staircase with carved newel post, balustrade and spindles, the spacious accommodation includes a welcoming L-shaped entrance hall, a generous bay-fronted living room and separate dining room, opening into a breakfast room and then through to the fitted kitchen. A ground floor WC/utility offers potential to reinstate a bath, creating a second bathroom. Upstairs, a beautiful stained-glass window lights the landing, leading to three double bedrooms, a stylish modern shower room, and a versatile dressing room/study that could serve as a fourth bedroom accessed off the third. Further benefits include gas central heating, uPVC double glazing, and an enclosed paved courtyard garden with rear pedestrian access. Ideally located just moments from the shops, cafés and amenities of Mutley Plain, and within easy walking distance of Hyde Park Primary School, this charming home combines period elegance with outstanding potential. Early viewing is highly recommended.

Need A Mortgage?

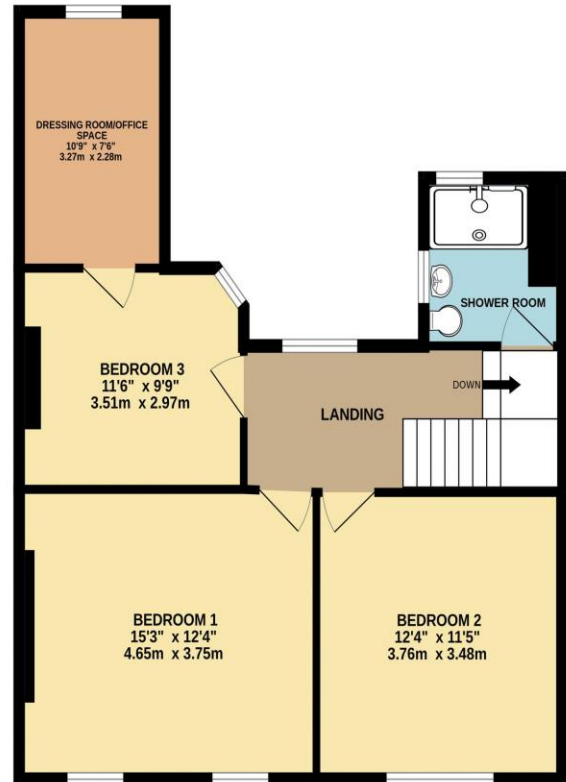
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Floor Plans

GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.2 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

