



Offers in excess of £135,000

Offered to the market with no onward chain, this spacious two-bedroom maisonette on Pearson Avenue, Mutley offers an excellent opportunity for both first-time buyers and buy-to-let investors. Arranged over two well-proportioned floors, this characterful home enjoys its own private entrance and generous internal space, as well as a private rear garden — a rare find in such a central location. Set just a short walk from Mutley Plain, the City Centre, the University of Plymouth, and excellent public transport links, the property is ideally positioned for convenience and lifestyle. Internally, the layout includes a large sitting room and a stylish kitchen/diner on the lower ground level, with two double bedrooms and a bathroom upstairs. The home benefits from high ceilings, bay windows, and a lovely balance of period charm and modern potential. Whether you're a professional, student landlord, or young couple looking for your first home, this property offers versatility, value, and an excellent location.

Pearson Avenue, Mutley, PL4 7DD

Area

Pearson Avenue is ideally located in the heart of Mutley, one of Plymouth's most vibrant and sought-after neighbourhoods. Within easy walking distance of Mutley Plain, the University of Plymouth, and the City Centre, it offers a convenient lifestyle with a wealth of local shops, cafés, green spaces, and excellent public transport links. The area is popular with students, young professionals, and families alike, thanks to its central location, friendly community feel, and easy access to the A38 and main commuter routes.

Accommodation Comprises

Hallway

A welcoming entrance hallway with stairs leading down to the main living accommodation and doors to both bedrooms and the bathroom.

Bedroom 1 – 17' 10" x 11' (5.4m x 3.4m)

A bright and spacious main bedroom featuring a large bay window, high ceilings, and ample room for furniture and storage.

Bedroom 2 – 11' x 9' 6" (3.4m x 2.9m)

A second double bedroom positioned to the rear, ideal as a guest room, study, or child's bedroom.

Bathroom – 6' 10" x 5' 9" (2.1m x 1.8m)

Comprising a full-sized bath with shower over, WC, and basin.

Sitting Room – 16' 3" x 15' 9" (5.0m x 4.8m)

A generously sized living room located on the lower level, filled with natural light via a two windows and offering excellent space for entertaining and relaxing.

Kitchen/Dining Room – 15' x 12' 2" (4.6m x 3.7m)

A sociable and spacious kitchen with room for a dining table, featuring fitted units, integrated hob and electric single oven, and access to the rear garden.

Private Garden

A charming private outdoor space with low-maintenance paving – ideal for summer evenings, pot plants, and outdoor dining.

Other Information

Lease Length Remaining - 150 years

Ground Rent - £80 per annum

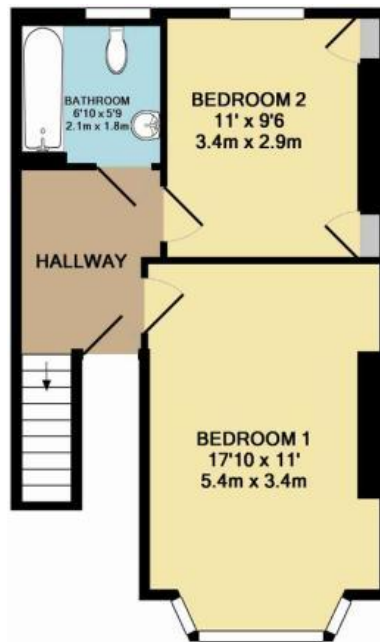
Viewing Arrangements

Viewing strictly by appointment through the agent.

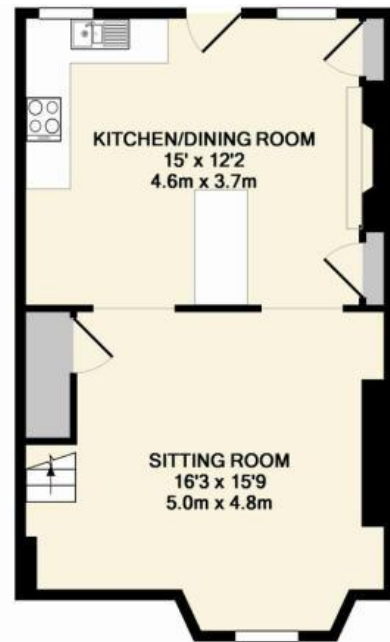
Please respect the occupier's privacy and do not make an approach by knocking on the door.







GROUND FLOOR



BASEMENT LEVEL

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

