

# clever



## 40 Furzehill Road

, Plymouth, PL4 7JZ

**£125**



Nestled on the desirable Furzehill Road in Plymouth, this impressive six-bedroom student house offers an ideal living space for those seeking comfort and convenience.

The house boasts six generously sized bedrooms, providing ample space for students to study and unwind. The accommodation includes one bathroom and an additional shower room, ensuring that all residents have easy access to essential facilities.

One of the standout features of this property is the charming courtyard, which offers a delightful outdoor space for enjoying fresh air and sunshine, perfect for gatherings or quiet moments alike.

Conveniently located, this house is within easy reach of local amenities and transport links, making it an excellent choice for students looking to balance their academic and social lives. Available from September, this property presents a fantastic opportunity for those seeking a vibrant and comfortable home in Plymouth. Don't miss your chance to secure this exceptional student accommodation.

Council tax band C



### Area Map



### Floor Plans



### Energy Efficiency Graph

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

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