

# clever



## Pathgate House 32 Hill Park Crescent

Mutley, Plymouth, PL4 8JP

**£975,000**



FULLY LET 26/27 PRODUCING £101,250 - Located in the popular Hill Park Crescent area of Mutley, Plymouth, this impressive end terrace house presents a unique opportunity for investors. With a generous layout, the property boasts an impressive 15 bedrooms and 15 En-Suite bathrooms, making it ideal for those seeking ample space and comfort.

The house is thoughtfully arranged as three separate five-bedroom flats, providing flexibility for various student opportunities. Each flat is well-maintained, ensuring a welcoming atmosphere for students.

For those with vehicles, the property offers off-road parking, along with convenient bike storage, catering to the needs of active individuals. Additionally, a dedicated laundry room adds to the practicality of this remarkable home.

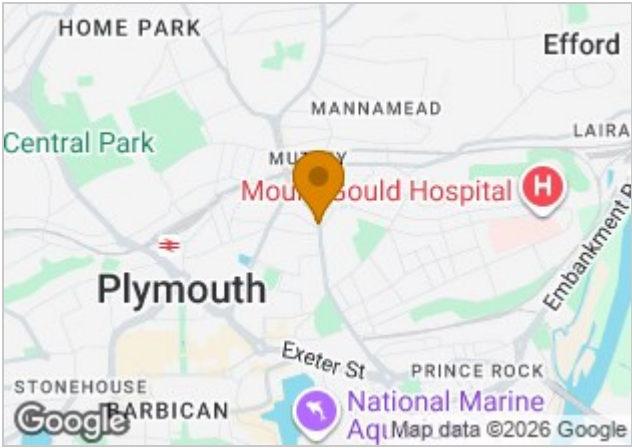
Situated in a vibrant community, this property is close to local amenities and transport links, making it an excellent choice for those students looking to enjoy the best of Plymouth living.





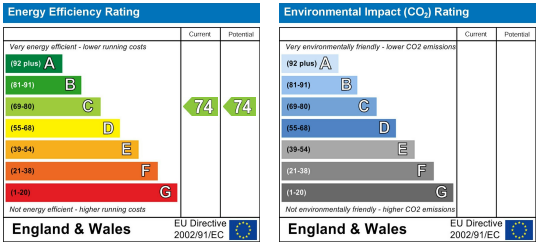


## Area Map



## Floor Plans

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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