



4 Pearson Avenue

Mutley, Plymouth, PL4 7DD

£1,400 Per Calendar Month



Available from end of August/ early September 2026 is this refurbished 3-storey terraced property located in a central part of Plymouth. The accommodation is laid out with an entrance hall, lounge, dining room/bedroom four, 2 bathrooms, 3 first floor bedrooms and a living room and kitchen on the lower floor. Enclosed courtyard garden. Double-glazing and central heating.



PEARSON AVENUE, PLYMOUTH, PL4 7DD

ACCOMMODATION

Access to the property is gained via the uPVC double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Providing access to the accommodation. Stairs rising to the first floor. Stairs leading down to the lower level.

LOUNGE 17'7" x 10'11" (5.36 x 3.35)

Double-glazed bay window to the front elevation. Built-in shelving.

DINING ROOM/BEDROOM FOUR 10'11" x 9'4" (3.34 x 2.85)

Double-glazed window to the rear elevation. Built-in cupboard. Additional built-in cupboard housing the gas boiler.

BATHROOM 7'8" x 5'8" (2.36 x 1.73)

Comprising a panel bath with a tiled area surround, sink unit and a low level toilet. Heated towel rail/radiator. Obscured double-glazed window to the rear elevation.

LOWER LEVEL

KITCHEN 14'7" x 11'5" incl kitchen units (4.46 x 3.49 incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces. Inset single drainer sink unit with mixer tap. Built-in 4 ring gas hob with an electric oven beneath. Built-in extractor hood. Space and plumbing for a washing machine. Cupboard concealing the electric meter, gas meter and consumer unit. Opening leading to the lounge.

LOUNGE 16'3" x 10'2" (4.96 x 3.11)

Exposed stone fireplace. Full-length double-glazed windows and uPVC double-glazed door providing access to the rear courtyard.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 13'0" x 9'5" (3.98 x 2.89)

Double-glazed window to the front elevation. Built-in shelving.

BEDROOM TWO 8'5" x 12'7" excl recess (2.57 x 3.85 excl recess)

Double-glazed window to the rear elevation. Built-in cupboard. Built-in shelving.

BEDROOM THREE 8'2" x 6'2" (2.49 x 1.88)

Double-glazed window to the front elevation.

BATHROOM 8'9" x 6'2" (2.67 x 1.90)

White modern suite comprising a panel bath with mixer tap, pedestal wash basin and a low level toilet. Obscured double-glazed window to the rear elevation.

OUTSIDE

To the rear of the property, is a walled enclosed courtyard with a storage shed. The rear courtyard has been cut down but it currently uncultivated.

COUNCIL TAX

Plymouth City Council
Council tax band B

Rental holding deposit

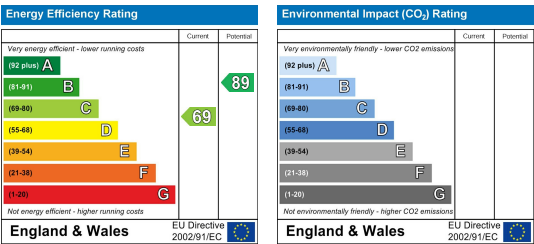
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

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.