Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



4 Pearson Avenue

Mutley, Plymouth, PL4 7DD

£1,300 Per Calendar Month

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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

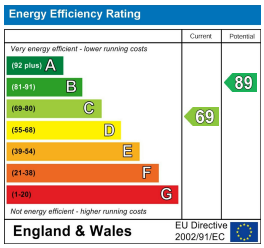
Rental holding deposit
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

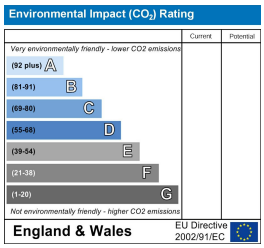
Area Map



Floor Plans

Energy Efficiency Graph





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