

**FOR SALE**



**Siding Road, Mutley, Plymouth**

**1 Bedroom, 1 Bathroom, Ground Floor Flat**

**Asking Price Of £135,000**

  
**MARTIN&CO**



## Siding Road, Mutley, Plymouth

1 Bedroom, 1 Bathroom

Asking Price Of £135,000

- Quiet, Tucked-Away Location Near Mutley Plain
- Ground Floor Flat In A Modern, Well-Kept Building
- Open-Plan Lounge, Kitchen & Dining Area



**SUMMARY \*\*\*MODERN GROUND FLOOR APARTMENT WITH PRIVATE GARDEN & PARKING IN A QUIET, CENTRAL LOCATION\*\*\***

Tucked away at the end of a quiet road on the edge of Mutley, this stylish ground floor flat offers modern open-plan living with the added benefit of a private garden and allocated parking. Perfectly located for access to Mutley Plain, the city centre, and transport links, it's a fantastic opportunity for first-time buyers, downsizers, or investors seeking a peaceful yet central home.

**LOCATION** Sidling Road is a quiet, tucked-away street just moments from the vibrant heart of Mutley Plain—one of Plymouth's most popular and well-connected areas. Residents here enjoy the best of both worlds: peaceful surroundings with immediate access to a wide range of amenities including shops, cafés, supermarkets, and local services. Excellent transport links, including nearby bus routes and Plymouth train station, make it ideal for commuters, while green spaces such as Central Park and Moor View Terrace Park are close by for outdoor relaxation. The area also benefits from proximity to well-regarded schools, making it a convenient and desirable location for a variety of buyers.

**DESCRIPTION** Set at the end of a peaceful, tucked-away road on the edge of Mutley, this well-presented ground floor apartment offers the perfect blend of contemporary living and everyday convenience. Situated in a modern and well-maintained building, the property provides a rare sense of privacy and seclusion, while still being within easy reach of Plymouth city centre, Mutley Plain, and nearby amenities.

Upon entering, you're welcomed into a bright and thoughtfully designed home that maximises space and natural light throughout. The open-plan layout creates a



sociable and modern living space, with the lounge, dining area, and kitchen flowing seamlessly together-ideal for entertaining, relaxing, or working from home. The lounge area features stylish flooring and neutral décor, while the kitchen is fitted with a range of modern units, complemented by integrated appliances and ample worktop space.

To the rear of the property, French doors open directly onto a private garden-an impressive bonus for a flat of this style. This outdoor space offers a lovely spot to sit out and unwind, dine al fresco, or enjoy a morning coffee. Beyond the garden lies a well-kept communal green, adding a further sense of openness and greenery rarely found in such a central location.

The bedroom is a generous double, tastefully decorated and featuring built-in wardrobes that provide excellent storage without compromising floor space. The room benefits from a large window that allows in plenty of light, creating a calm and inviting atmosphere.

The bathroom is modern and well-appointed, finished with contemporary tiling and fitted with a three-piece suite including a bath with shower over, a low-level WC, and a stylish wash hand basin with storage beneath.

To the front of the property, there is an allocated parking space, offering convenience and peace of mind-particularly valuable in such a central area.

Whether you're a first-time buyer, downsizer, or looking for a solid investment, this property delivers comfort, style, and location. With Mutley Plain just a short stroll away offering shops, cafes, and transport links, and Plymouth University and the city centre easily accessible, this flat is ideally positioned to enjoy everything Plymouth has to offer-while still benefiting from the tranquility of its tucked-away setting.

Early viewing is highly recommended to appreciate the privacy, presentation, and lifestyle on offer with this charming ground floor apartment.



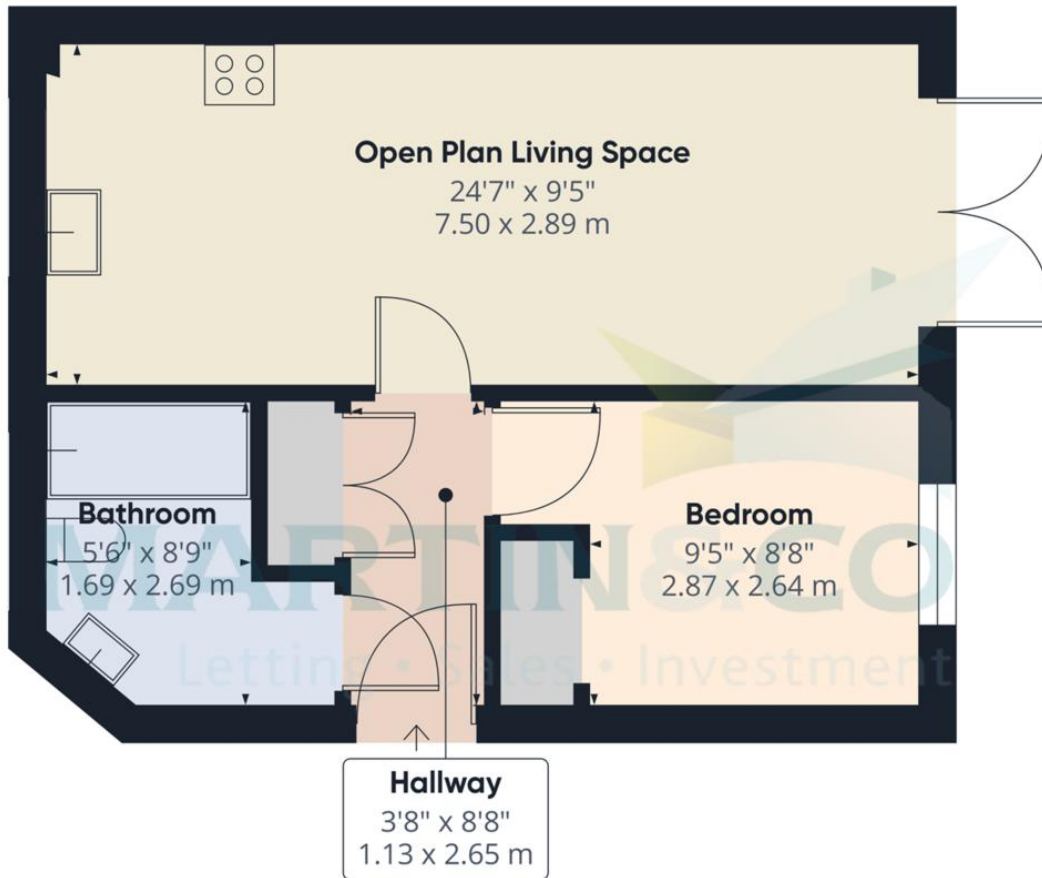
**VIEWINGS** Interested applicants should call Martin & Co (Plymouth) today on 01752 255 255 in order to arrange their viewing appointment.

**NOTICE TO APPLICANTS** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We routinely refer potential purchasers to Simply conveyancing. It is your decision whether you choose to deal with Simply Conveyancing. In making that decision, you should know that we receive an annual payments benefits, equating to approximately £200 per referral.



%epcGraph\_c\_1\_210%





Approximate total area<sup>(1)</sup>  
438 ft<sup>2</sup>  
40.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Martin & Co Plymouth

27 Mutley Plain • • Plymouth • PL4 6JG  
T: 01752 255 255 • E: plymouth@martinco.com

# 01752 255 255

<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.