

# Francis Stuart Lettings Ltd

<https://www.francis-stuart.co.uk>



## 40 Grand Parade

, The Hoe, Plymouth, Devon, PL1 3DJ

## Rental £635 pcm

Room in 1 bedroom House Share available Now

40 Mannamead Road, Mutley, Plymouth, PL4 7AF  
[plymouth@francis-stuart.co.uk](mailto:plymouth@francis-stuart.co.uk)

**01752 710147**

### Opening Times

Mon Closed; Tues Closed  
Wed Closed; Thurs Closed  
Fri Closed; Sat Closed; Sun Closed

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\* Furnished

## Situation

Brand New Refurbished Ensuite - Available Now! Steps into this high-end shared living with this beautifully presented 6-bedroom house, perfectly located on Plymouth's stunning Hoe. PROPERTY HIGHLIGHTS \* Newly Refurbished & Fully Furnished Bedroom \* Ensuite Bathroom for Added Privacy \* Stunning Sea Views from Bedroom \* Open Plan Kitchen/Diner with Plenty of Appliances \* Roof Terrace - Perfect for Catching Some Rays \* Steps Away from The Hoe \* 15-Minute Walk to City Centre \* Fortnightly Professional Communal Cleaning \* All Bills Included for Stress-Free Living (T's & C's apply) !!IMPORTANT INFORMATION! Please note: No parking is available and it is not possible to apply for a permit, as this road is on the exclusion list. HOUSEMATES Looking for a calm and welcoming home? This property is shared with a great group of friendly, working professionals aged under 45 years old. All current tenants are mixed genders, very easy-going, respectful, and keep the house peaceful and tidy. They're a lovely bunch - quiet, considerate, and ready to welcome a new housemate who appreciates a relaxed environment. MOVE-IN DETAILS Prior to move in, we require payment of the first months rent and the deposit, which is equivalent to the first months rent. RESTRICTIONS Smoke-Free Property No Pets Single Occupancy Only INTERESTED Send us an online enquiry today - we respond within 1-3 working days. Don't miss the chance to call this fantastic house a home!

All measurements are approximate.

## Further Information

The deposit required is £635

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## Accommodation

Property Ref: inst-2470

Creation Date: 19/12/2025

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Francis Stuart Lettings Ltd, 2025. Francis Stuart Lettings Ltd Registered in England and Wales No. 08894830