





SELL • LET • MANAGE

Mizzen Road, Plymouth, PL1 4GT
£375,000 Freehold

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£375,000

Mizzen Road

Plymouth, PL1 4GT

- Modern Townhouse
- Historical Mount Wise Development
- Open Plan Living/Kitchen/Dining
- Bathroom & Master En Suite
- Allocated Parking Space
- Arranged over Three Storeys
- Four Bedrooms
- Further Reception Room
- Enclosed Rear Garden
- Council Tax Band D

DC Lane are delighted to present this spacious modern townhouse within the impressive 'Village by the sea' a modern development located within the former military headquarters of Mount Wise steeped in history and moments from striking waterfront views, a short walk to the bustling city centre, close to King Point Marina, Plymouth's historic Hoe and the ever popular Royal William Yard with it's diverse range of restaurants, cafes and bars.

Arranged over three storeys this tastefully presented property boasts flexible and well proportioned accommodation throughout. Level entrance opens into a substantial open plan living/kitchen/dining room with plentiful kitchen cabinets and room for large statement pieces of furniture. Dual aspect windows to the front and french doors opening into the garden at the rear ensure that the room is filled with natural light and there is also a cloakroom/wc and useful storage cupboard. To the first floor the master bedroom generous in size leads into an en suite shower room. The second reception room which could be utilised as a lounge or double bedroom has a feature fireplace and to the second floor there are three further bedrooms serviced by a well appointed bathroom with bath and separate shower cubicle.

The rear garden mainly laid to lawn has two paved areas and bordered by timber fencing with rear pedestrian gate.

Filled with natural light and extremely well presented we believe the property would attract families looking for well proportioned and flexible accommodation, a viewing is most definitely recommended to appreciate the size and finish on offer.



Ground Floor

Open Plan Living/Kitchen/Dining
15'4" x 29'5" (4.69 x 8.99)

Cloakroom/WC

First Floor

Reception Room 11'10" x 13'8" (3.63 x 4.18)

Master Bedroom 15'4" x 12'0" (4.69 x 3.68)

En Suite 6'5" x 6'1" (1.97 x 1.86)

Second Floor

Bedroom Two 8'3" x 12'0" (2.52 x 3.68)

Bedroom Three 8'3" x 10'7" (2.52 x 3.23)

Bedroom Four/Office 6'7" x 10'7" (2.01 x 3.23)

Bathroom 6'7" x 8'0" (2.01 x 2.45)



Directions

Head south on Mutley Plain and Turn right onto North Hill and Continue for 0.5 mi. Turn left onto Charles St and at Charles Cross Roundabout, take the 4th exit onto Exeter St and at St Andrews Cross Roundabout, take the 3rd exit onto Royal Parade and continue along for 0.3 mi. At Derrys Cross Roundabout, take the 2nd exit onto Union St for 0.3 mi and at the roundabout, take the 3rd exit onto Octagon St. At the roundabout, take the 1st exit onto King St and at the roundabout, take the 2nd exit onto Clarence Pl continue along to the roundabout and take the 3rd exit At the roundabout, take

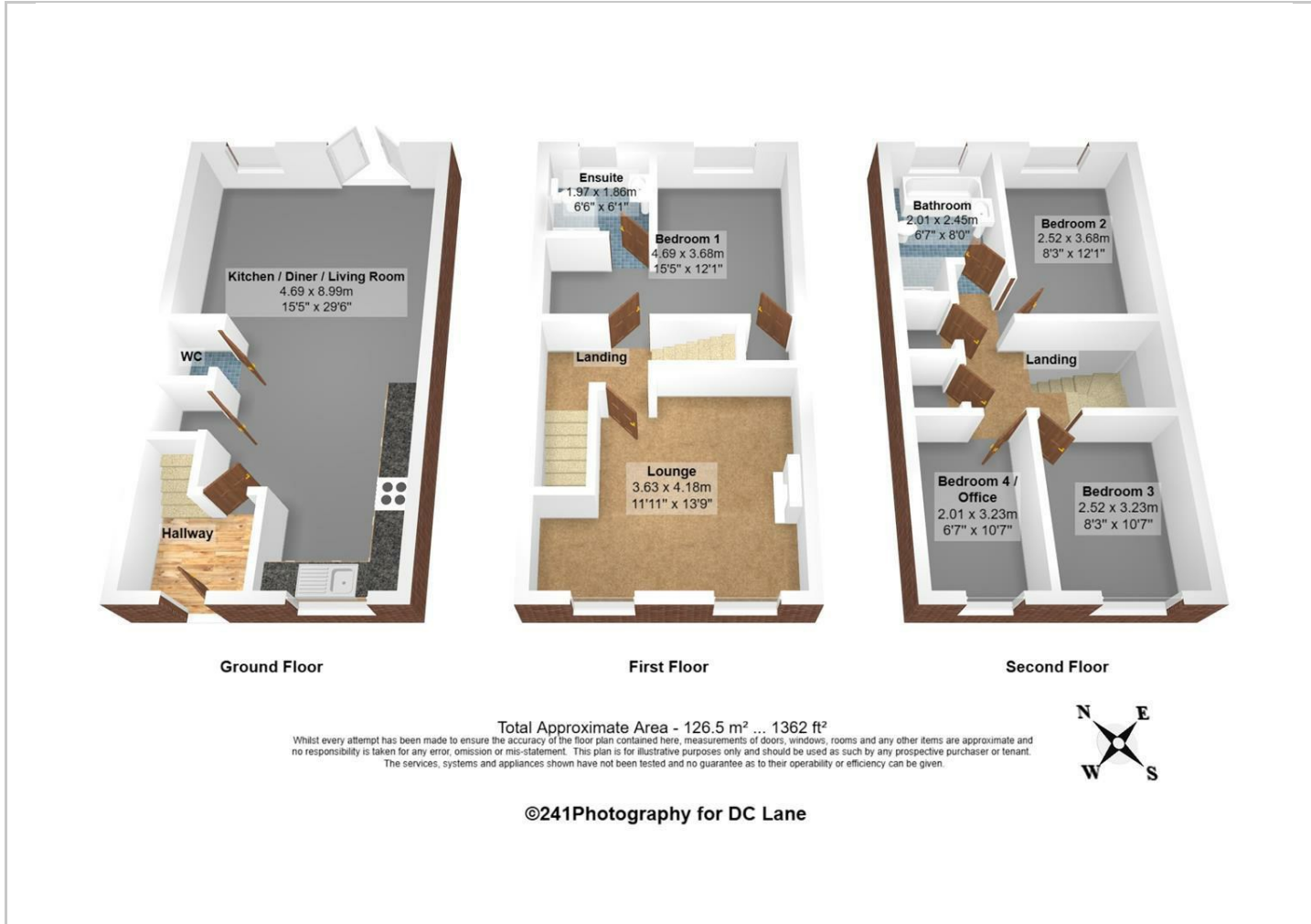
Council Tax Band: D

Scan for Material Information

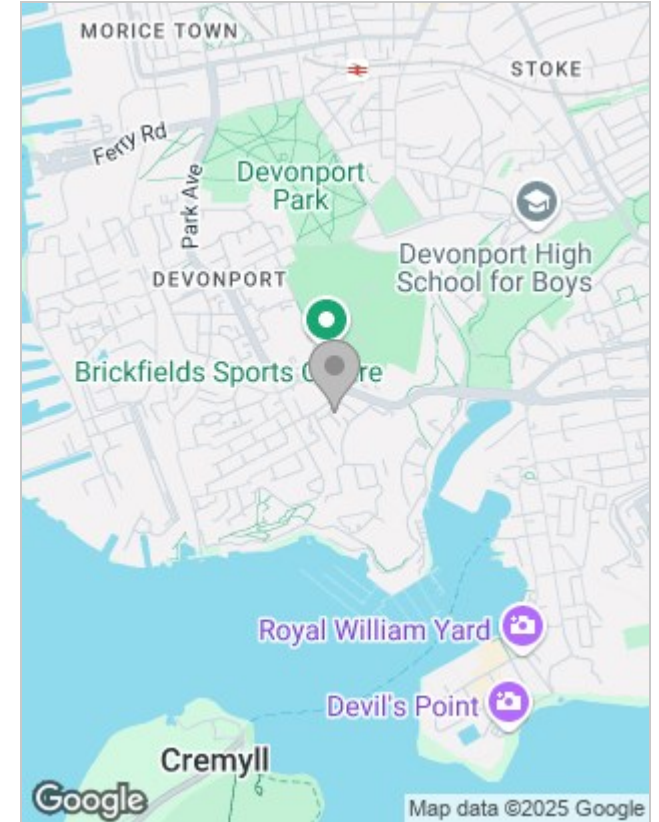




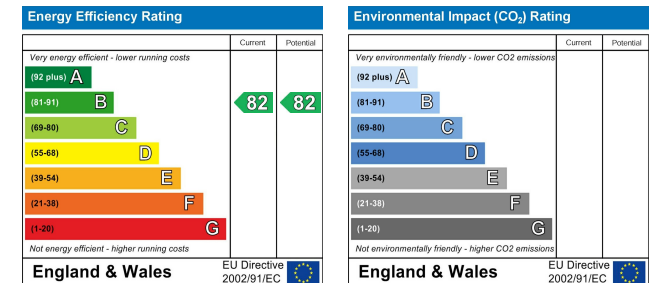
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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