



Falcon

01752 600444

131 Exeter Street

City Centre, Plymouth, PL4 0HF

Guide Price £140,000-£150,000





In Brief

First Floor Flat in Block

Reception Rooms Living- Dining room

Bedrooms 2 Bedrooms

Heating Gas central heating

Area 614Sqft

Tenure Leasehold

Parking On Street parking

Council Tax A

Description

Located just a short walk from Plymouth City Centre, this purpose-built two-bedroom apartment on Exeter Street offers convenient urban living with spacious, well-designed accommodation.

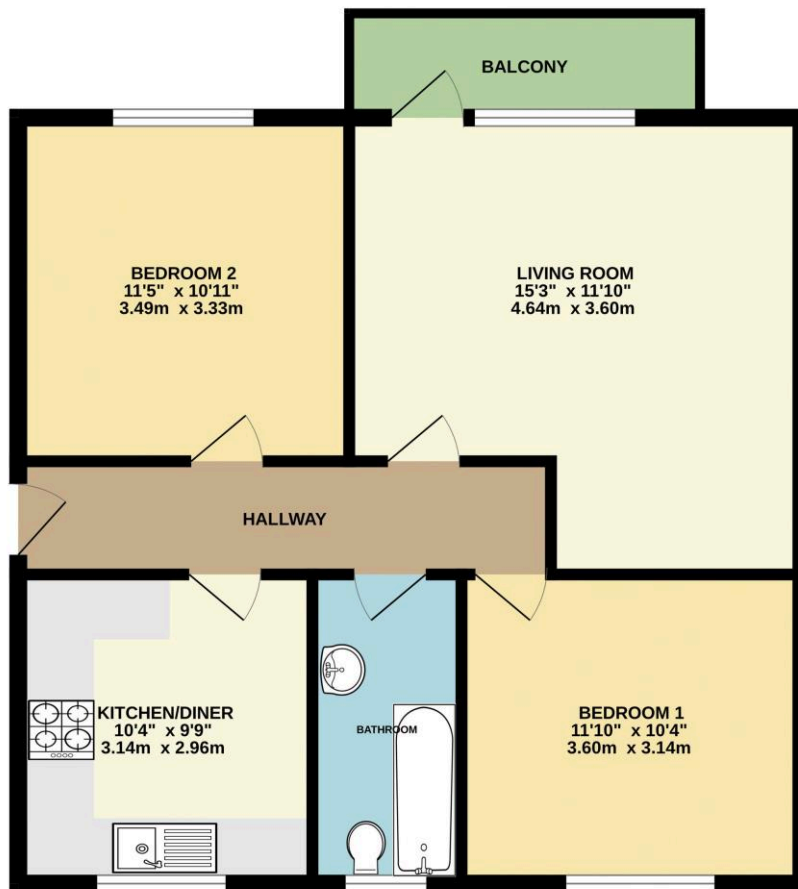
The property features two generously sized double bedrooms, a bright and airy living/dining room, and a separate kitchen-diner, providing flexible living space ideal for professionals, first-time buyers, or investors alike. A modern family bathroom completes the interior, and the apartment also benefits from a private balcony — perfect for enjoying some outdoor space in the heart of the city.

Offered to the market chain-free, this well-presented property provides an excellent opportunity to secure a centrally located home or investment, with easy access to local amenities, transport links, and the vibrant waterfront.

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GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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