



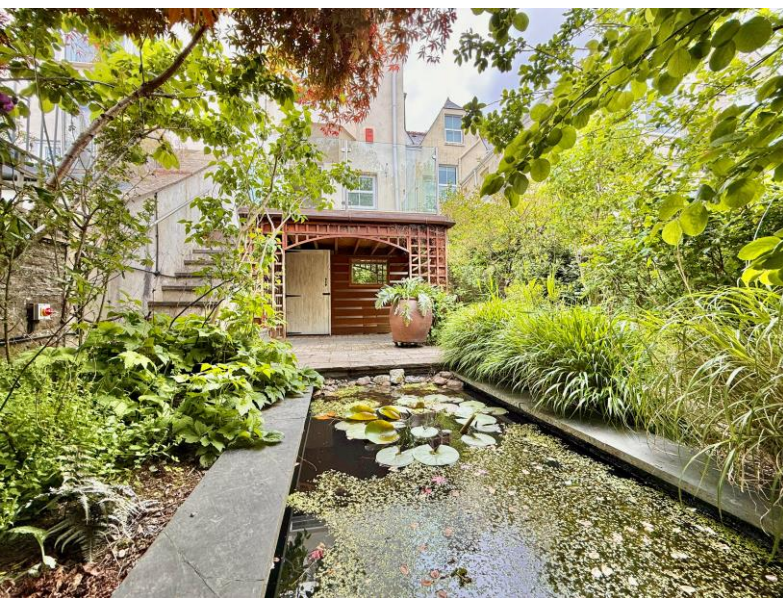
# Falcon

01752 600444

## 7 Whiteford Road

Mannamead, Plymouth, PL3 5LU

£485,000







## In Brief

**A fabulous large 6 bed Whiteford Road period property with sunny garden and GARAGE**

**Reception Rooms** Large living room & separate dining room

**Bedrooms** 6 bedrooms

**Heating** Gas central heating

**Area** 3088 sq ft

**Tenure** Freehold

**Parking** Garage to the rear

**Council Tax** E

## Description

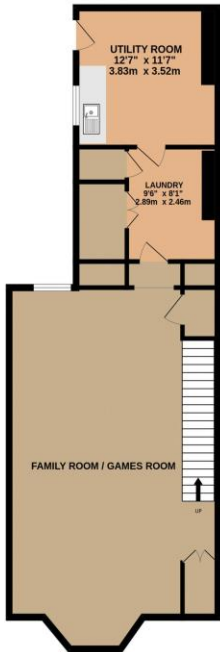
Located in one of Plymouth's most desired roads is this fabulous and extremely spacious 6 bedroomed terraced family home. Once in the front door you will see the wonderful period character features straight away with the carved ceiling mouldings, lovely staircase and stripped wooden flooring. The living room has an opening into the separate dining room and both rooms have fantastic period fireplaces. The kitchen to the rear is a great size and extensively fitted with contemporary style units. Sliding doors open onto the sun terrace. A staircase takes you down to the lower ground floor where you have a huge family space (30ft x 18'6") which could lend itself to all sorts of uses. To the rear on this level is a utility room and storage cupboards with a door to the rear garden. Off the first floor landing there are three good double bedrooms and a contemporary fitted bathroom. The staircase continues to the second floor where there are three further double bedrooms and another stylish bathroom. The property comes with gas central heating and upvc double glazing. Outside to the rear is a lovely south facing garden that has numerous shrubs, bushes and trees and a small fish pond. A path leads down to the garage which is a really good size (20'5 x 16'1"). NO CHAIN.

**Need A Mortgage?**

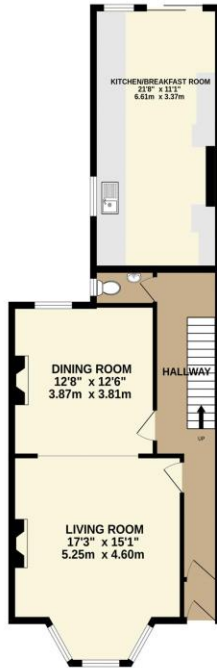
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ours is only £195 paid when you move!**

# Floor Plans

**BASEMENT**  
802 sq.ft. (74.5 sq.m.) approx.



**GROUND FLOOR**  
765 sq.ft. (71.1 sq.m.) approx.



**1ST FLOOR**  
792 sq.ft. (73.6 sq.m.) approx.



**2ND FLOOR**  
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 3088 sq.ft. (286.9 sq.m.) approx.  
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## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee





We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

