



# Falcon

01752 600444

## 12 Rockville Park

Plymstock, Plymouth, PL9 7DG

Guide Price £390,000 - £400,000





## In Brief

### Stylish 1950s Three-Bedroom Semi-Detached Home

<b>Reception Rooms</b>	Open plan Living room - Kitchen- Dining room	<b>Parking</b>	Off road Parking and Garage
<b>Bedrooms</b>	3 Bedrooms	<b>Council Tax</b>	C
<b>Heating</b>	Gas Central Heating		
<b>Area</b>	1,059		
<b>Tenure</b>	Freehold		

## Description

Stylish 1950s Three-Bedroom Semi-Detached Home Secluded Cul-de-Sac Location | South-Facing Garden | Stunning Views Nestled in a highly sought-after cul-de-sac in the heart of Plymstock, this beautifully presented 1950s semi-detached property offers the perfect blend of character, space, and modern convenience. Set back with off-road parking for two vehicles and benefiting from a garage with electricity, this home is ideal for families and professionals alike. Step inside to discover a thoughtfully designed ground floor with a spacious open-plan living and dining area, seamlessly flowing into a stylish kitchen with breakfast bar the perfect space for entertaining or relaxed family living. Patio doors open onto a level, south-facing rear garden, offering privacy and sunshine throughout the day, with tranquil playing fields beyond enhancing the sense of space and serenity. Additional ground floor features include a utility area and a contemporary shower room with WC, with further access to the garden. Upstairs, the property boasts three generous double bedrooms, all tastefully decorated, and a stunning family bathroom that showcases exceptional finish and attention to detail. This home combines peaceful living with convenience, located within easy reach of the Broadway, excellent local schools, and a range of amenities.

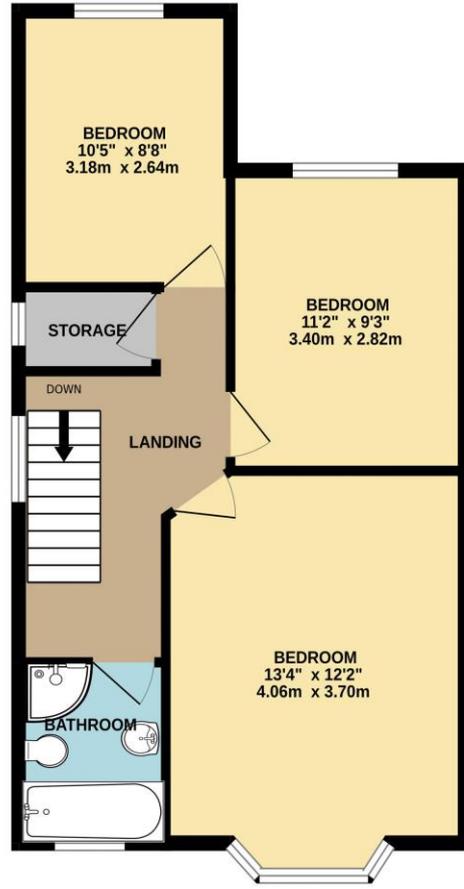
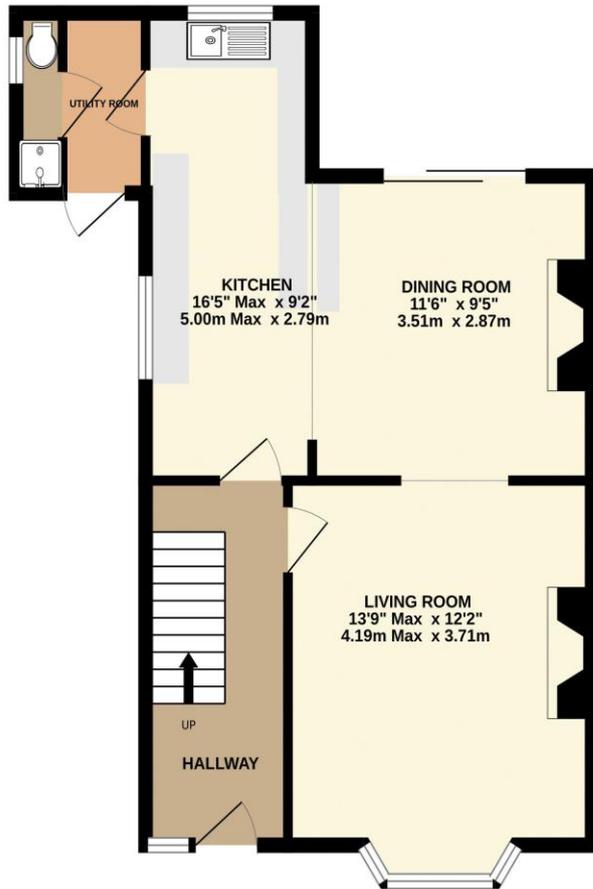
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# Floor Plans

GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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