



Falcon

01752 600444

157 Browning Road

Milehouse, Plymouth, PL2 3AR

Guide Price £250,000 - £275,000





In Brief

Charming 1930s/40s Family Home with Loft Conversion, sunny southerly garden, GARAGE

Reception Rooms	Large living room and separate dining room		
Bedrooms	4 bedrooms		
Heating	Gas central heating	Parking	Garage
Area	1281 sq ft	Council Tax	B
Tenure	Freehold		

Description

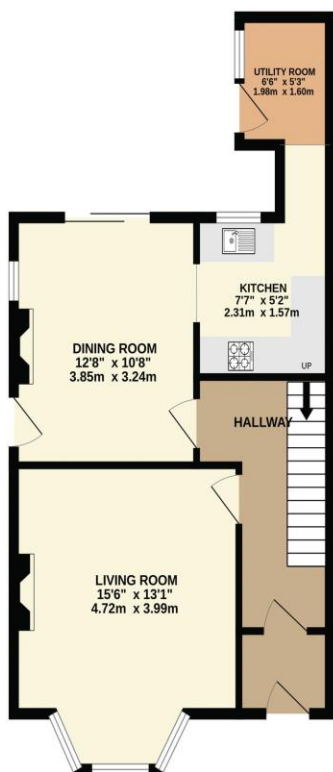
Charming 1930s/40s Family Home with Loft Conversion and Southerly Garden Offered to the market for the first time in over 30 years, this well-loved mid-terrace 1930s/40s property presents a fantastic opportunity for a growing family. Conveniently located close to Plymouth Life Centre, Central Park, the Dockyard, and highly regarded local primary and secondary schools, this home combines classic charm with practical modern living. Upon entering the property through a useful porch, you're welcomed into a spacious entrance hall with stairs rising to the first floor and handy under-stair storage. The bay-fronted living room offers a bright and inviting space to relax, while the separate dining room, perfect for family meals or entertaining, flows through to a stylish, bijou kitchen and a useful utility area. Patio doors from the dining room open directly onto a delightful southerly-facing rear courtyard garden – a perfect sun trap – with access to a rear garage, ideal for storage or secure parking. Upstairs, the first floor hosts two generous double bedrooms, a comfortable single bedroom, and a well-appointed family bathroom. A superb loft conversion, completed with full building regulations and planning permission, adds valuable additional space – perfect as a fourth bedroom, home office or playroom. This is a much-loved home in a highly convenient location, offering a rare blend of character, comfort, and space in a popular residential area. Early viewing is highly recommended

Need A Mortgage?

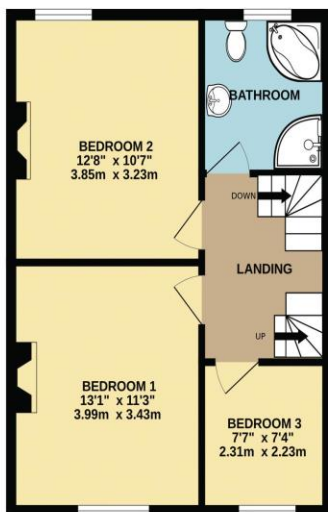
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

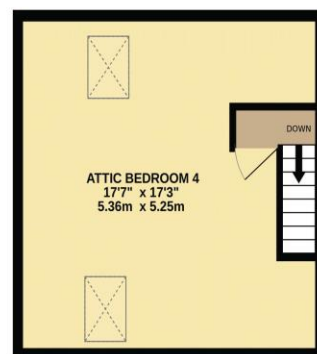
GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.
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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+) A		
(81-91) B		82
(69-80) C	71	
(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
WWW.EPC4U.COM		

