



# Falcon

01752 600444

## 3 Commercial Place

Coxside, Plymouth, PL4 0LS

Offers in Excess of £210,000







## In Brief

### Mid terraced Modern Cottage style property

**Reception Rooms** Living room

**Bedrooms** 2 Double bedrooms

**Heating** Gas central heating

**Area** 563 Sq Ft

**Tenure** Freehold

**Parking** On Street Permit Parking

**Council Tax** A

## Description

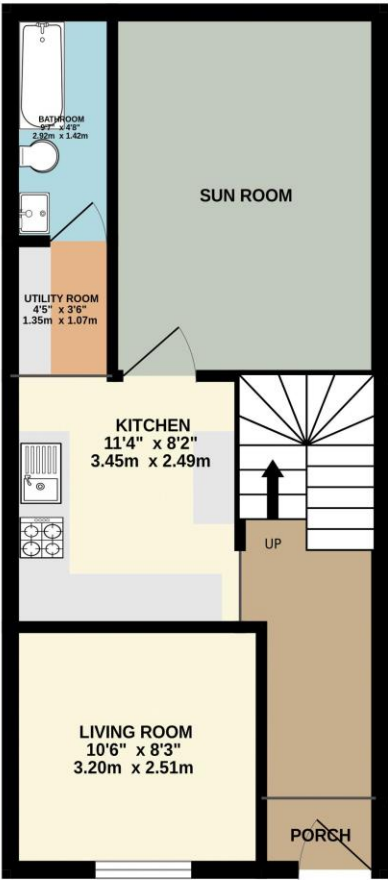
A Wonderfully Presented Two-Bedroom Cottage-Style Home Close to Plymouth's Historic Barbican. Positioned within walking distance of Plymouth's iconic Historic Barbican and just a short stroll from the vibrant City Centre, this beautifully presented two-double-bedroom mid-terrace cottage-style property offers a rare blend of character charm and modern convenience — a perfect opportunity for anyone seeking stylish city living. The ground floor welcomes you with a cosy living room, leading through to a contemporary, high-spec kitchen, ideal for both everyday cooking and entertaining. Beyond the kitchen, you'll find a useful utilities room, a modern family bathroom, and a lovely sunroom that offers extra living space with a bright and airy feel — perfect as a home office, dining area, or relaxing retreat. Upstairs, two generously sized double bedrooms provide comfortable accommodation, full of natural light. With its enviable location, smart layout, and stylish finish throughout, this property offers the best of both worlds — peaceful cottage charm right on the edge of the city's cultural and social heart. Early viewing is highly recommended.

**Need A Mortgage?**

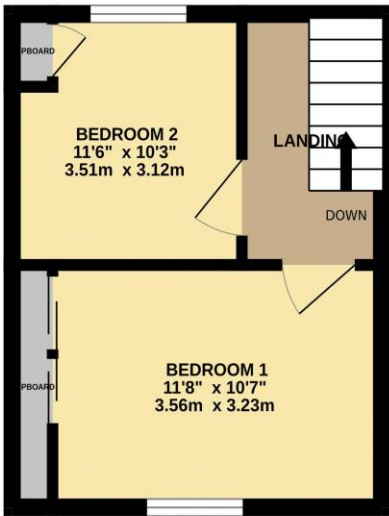
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

# Floor Plans

GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
206 sq.ft. (19.1 sq.m.) approx.

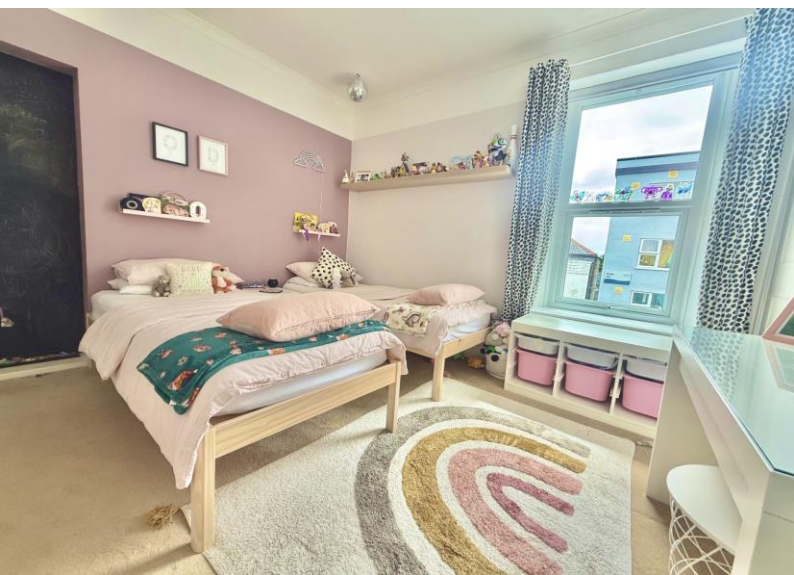


TOTAL FLOOR AREA: 563 sq.ft. (52.3 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the 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+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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
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