



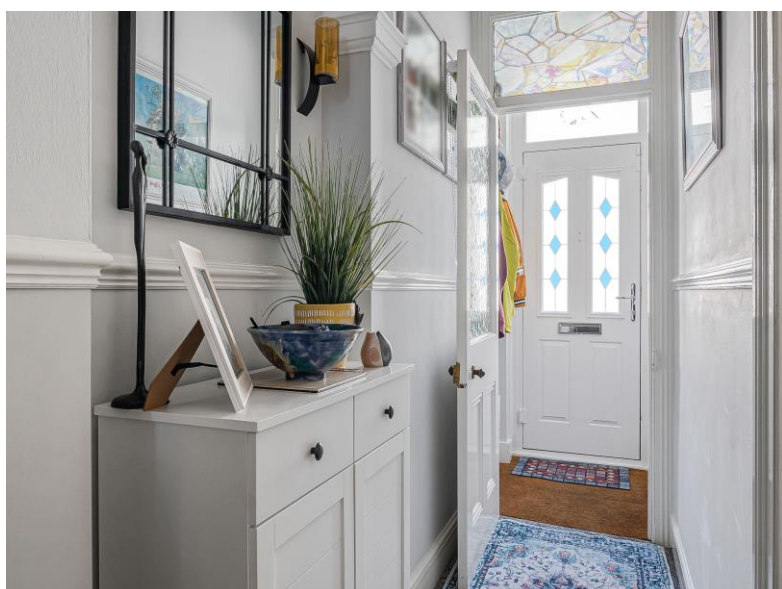
Falcon

01752 600444

25 Whittington Street

Pennycomequick, Plymouth, PL3 4EG

Guide Price £325,000 - £335,000





In Brief

Simply stunning! A Flamboyant show-stopper 4-Bed extended Period Home with views and garage.

Reception Rooms 2 Fabulous reception room

Bedrooms 4 good sized double bedrooms

Heating Gas central heating

Area 1705 sq ft

Tenure Freehold

Parking On street parking subject to permits. Plus GARAGE

Council Tax B

Description

Stylish, characterful and gloriously individual! This beautifully presented and thoughtfully extended four double bedroom period home occupies a superb central position, combining timeless period charm with a wonderfully confident contemporary finish. Step inside and the impressive reception hallway immediately sets the scene, with elegant ceiling mouldings and original character leading through to a bright and inviting sitting room, complete with a striking period fireplace and modern wood burner. The separate dining room continues the theme with another beautiful fireplace. The recently fitted kitchen is both stylish and practical, featuring a superb range of units, integrated appliances and a fabulous bay window providing space for a dining table and floods the room with natural light. Plantation-style shutters feature throughout, adding a sophisticated finishing touch. A fitted utility room and modern WC complete the ground floor. Upstairs are three excellent double bedrooms, each blessed with its own period fireplace, together with a family bathroom and separate WC. The second-floor attic conversion is the showstopper – a fabulous fourth bedroom with extensive built-in wardrobes and a rear dormer providing wonderful rooftop views towards Plymouth Sound and Mount Edgcumbe. Outside, the south-facing garden offers a smart decked seating area, artificial lawn and original walling, plus a single garage. With superb access to the city centre, transport links, Derriford Hospital and local schools, this is a home that truly has character, style and serious kerb appeal.

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Floor Plans

Approximate Gross Internal Area 1705 sq ft - 159 sq m (Excluding Garage)

Ground Floor Area 727 sq ft – 68 sq m

First Floor Area 632 sq ft – 59 sq m

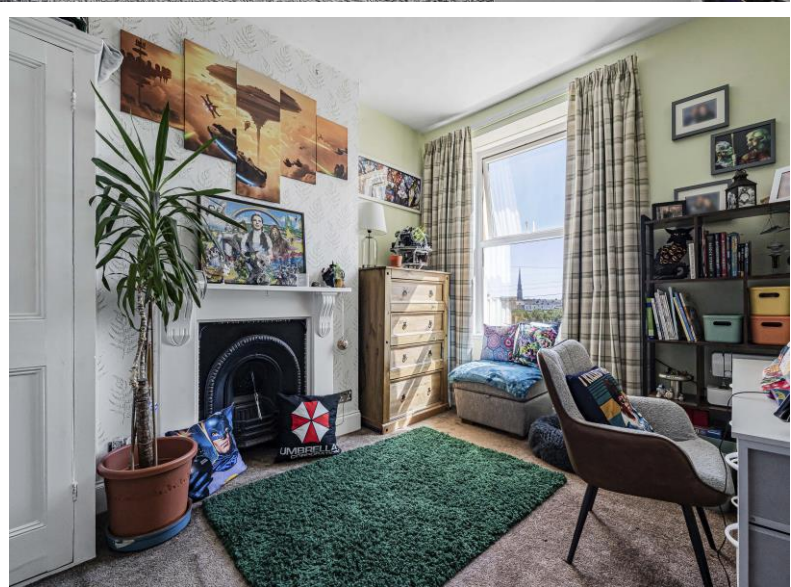
Second Floor Area 346 sq ft – 32 sq m

Garage Area 152 sq ft – 14 sq m



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

