

Offers Over £300,000



3 TRINITY PLACE, 25 CLIFF ROAD, PLYMOUTH, PL1 3DR

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

Built in the 2000's and enjoying a privileged position in between the waterfront and Plymouth's historic Hoe Promenade whose famous visitors have included Sir Francis Drake and The Beatles, is this secure, 3-storey town house, with a secure, gated car park beneath the accommodation. Standing on attractive communal, low maintenance grounds that include a resident's patio and a landscaped area the small development offers 180-degree sea views that immediately grab your attention as you enter the sitting room. The water-views range from Staddon Heights, taking in The Breakwater, across to Mount Edgecumbe and the mouth of The Tamar beyond neighbouring rooftops. The views can be enjoyed from the sitting room balcony are even better from the master bedroom which has a Juliet balcony. Aside from occupying a highly sought address, which is within walking distance of Plymouth Hoe Promenade, The Barbican, The Royal William Yard, The City Centre and nearby marinas, we consider that this "no chain" property will suit a multitude of buyers. Whether you are seeking a buy-to-let investment opportunity, a retirement "bolt hole", a lock up and leave residence or a "stylish city-pad", this light and airy home should be viewed.

The accommodation briefly comprises of: Communal entrance hall and staircase, a private reception hall, stairs and landings, a cloakroom, a master bedroom with an en-suite shower room, two further, generously proportioned bedrooms, a large lounge/diner, a fitted kitchen/breakfast room and a principal bathroom. Features include examples of oak flooring whilst the property is equipped with PVCu D/G, gas central heating, is neutrally decorated throughout, and being offered to the market with no onward chain.

This property held on a leasehold agreement with 982 years remaining on the lease, and a service charge of £1,520.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL and FTTC.

THE HOE

Plymouth Hoe is famed as being the platform that Sir Francis Drake first view ed the approaching Spanish Armada from whilst playing bow ls. It's also the home of the Napoleonic wars fortress, The Royal Citadel and Smeaton's Tower lighthouse. The Hoe is principally made up of Victorian and Edwardian housing stock (some of which has suited conversion, into flats and apartments together with contemporary apartment developments). Sandwiched between The English Channel and Plymouth City Centre, it's often the fulcrum of city "community events" and also hosts numerous yachting events, including the Transat transatlantic Yacht Race and the finish of the Fastnet Race. Served by Plymouth Railway Station, the Theatre Royal and Drakes Circus Shopping Mall, each of which are considered within walking distance of The Hoe, as is the city's historic adjacent Barbican Quarter.

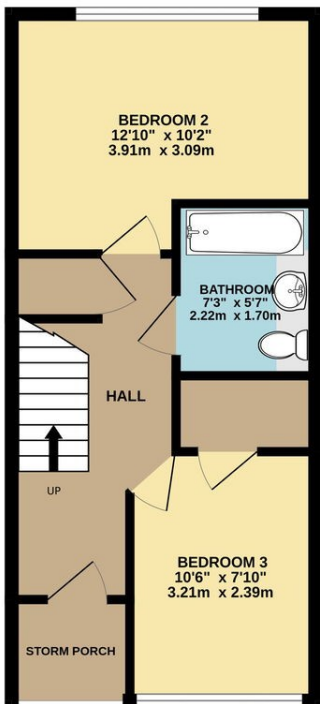
PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

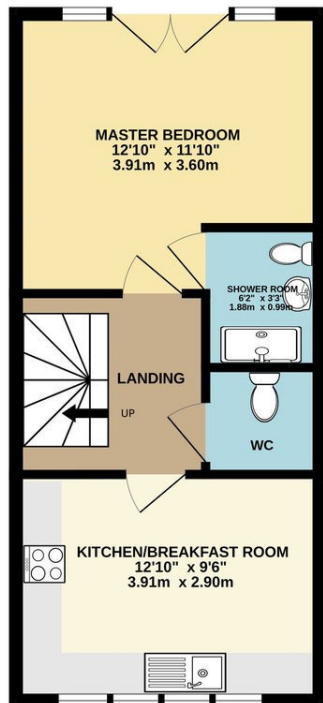


FLOOR PLAN

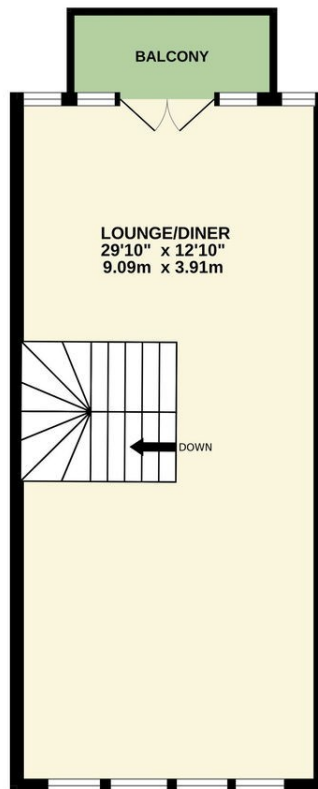
GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'F' for council tax purposes and the amount payable for the year 2024/2025 is £3,358.94 (by internet enquiry with Plymouth City Council). These details are subject to change

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2025.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(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

