



LANG TOWN  
& COUNTRY

8 Constance Place, Millfields, Plymouth, Devon, PL1 3NN

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SALES

## Guide Price £300,000



The Millfields comprises a historic former Royal Naval Hospital occupying secure landscaped walled grounds of approximately 26 acres, less than one mile west of the City Centre, within walking distance to supermarkets, main bus routes and also not far from the popular Royal William Yard, which has a range of amenities and the water's edge with ferry connection to Cremyll and Mount Edgcumbe Park. This fascinating re-development is a designated Conservation Area administered by its own Management Company featuring 24-hour security, road network and grounds maintenance. The buildings and grounds are surrounded by the original hospital wall which provides a secure gated environment, giving total peace of mind, and with wonderful gardens.

'8 Constance Place' was converted in about 2000 to provide a delightful end terraced mews-style home with well-appointed accommodation throughout. In brief, the accommodation comprises on the ground floor of an open plan living space with a well-equipped kitchen offering ample worktop space, storage cupboards, gas cooker, fridge, freezer, space and plumbing for additional white goods. The sitting room is a lovely space flooded with lots of natural light and enjoys a pleasant outlook and is complimented by lovely herringbone flooring which is laid throughout most of the ground floor. There are two double bedrooms on the ground floor with both bedrooms having built in storage cupboards, although bedroom 3 is currently being utilised as a home office. The family bathroom is on the ground floor complete with a shower over the bath, wash hand basin and WC. The current owners replaced and upgraded the staircase with solid oak stairs and glass balustrade which leads up to the lofty first floor area, which once was the sitting room and now offers a master bedroom with a walk-in wardrobe and luxury ensuite bathroom.

Outside, the property enjoys access to an unenclosed garden area which is maintained by the management company and can be used for a rotary washing line, table and chairs along with various flowerpots. The property comes with 2 allocated parking spaces, located directly to the front of the house whilst there is also a visitor bay for guests. Located just across the parking area is the shared area for storing bins.

This wonderful home has a lot to offer with its contemporary and versatile accommodation along with wonderful outside areas to enjoy and convenient parking. We understand there is no onward chain.

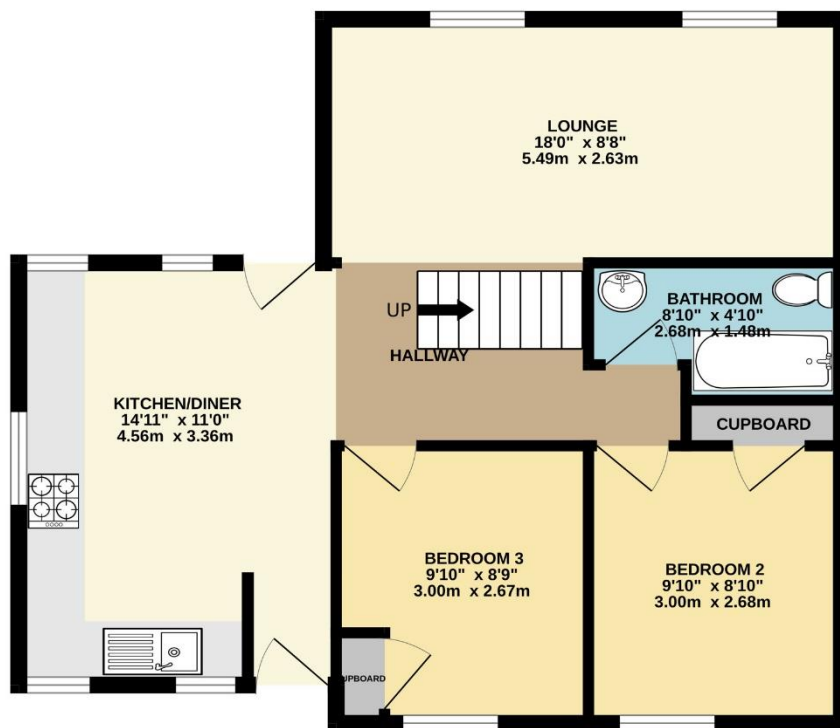
Management fees: We understand the management fee for 8 Constance Place is £1482.55 PA from 01.01.2025 - 31.12.2025. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



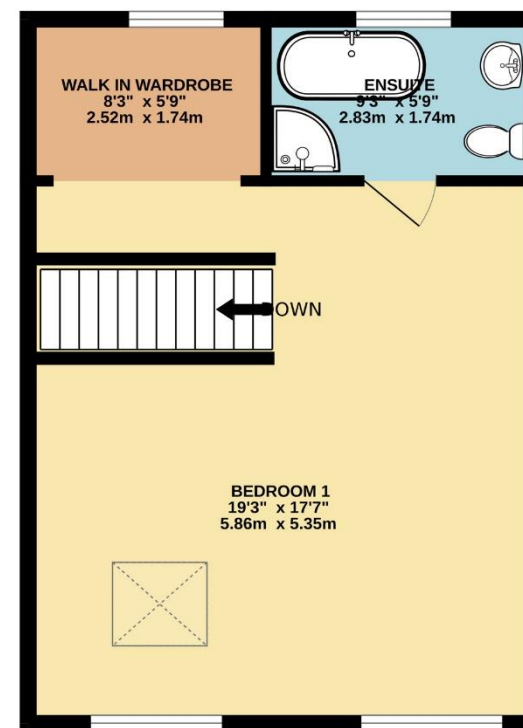
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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