



LANG TOWN
& COUNTRY

7 The Old Laundry, The Millfields, Plymouth, Devon, PL1 3NL



Guide Price £290,000



The are set within the walled, landscaped grounds of the former Royal Naval Hospital. Many of these historic buildings have been beautifully transformed into homes, creating a charming, gated community. This remarkable redevelopment is part of a designated Conservation Area and benefits from 24-hour security.

Conveniently located less than a mile west of Plymouth's City Centre, The Millfields is a short walk from the trendy Royal William Yard and the waterfront, with ferry connections to Cremyll and Mount Edgcumbe Park. The nearby A38 provides easy access to Cornwall and Exeter.

7 The Old Laundry is an elegant, well-presented and spacious period property which has an abundance of light and versatile accommodation set across two floors.

The wonderful home is bursting with character and is well presented throughout. The accommodation comprises of an entrance hall with a large storage cupboard, modern kitchen equipped with a range of wall and base units, solid counter tops, built in Bosch dishwasher, conventional oven and microwave, whilst there is also a space for an American fridge freezer and an area for dining table and chairs. To the rear of the ground floor is the lounge with patio doors to the rear garden which is accessed via a set of steps. The garden enjoys a westerly facing aspect and is a blank canvas for the new owner. Also on the ground floor is a WC for added convenience.

Stairs lead up to the first floor where there are three bedrooms. The master bedroom enjoys pleasant views across the green spaces to the rear and has the bonus of the ensuite shower room. The two further bedrooms share the family bathroom which is complete with a bath and handheld shower over, wash hand basin, heated towel rail and WC.

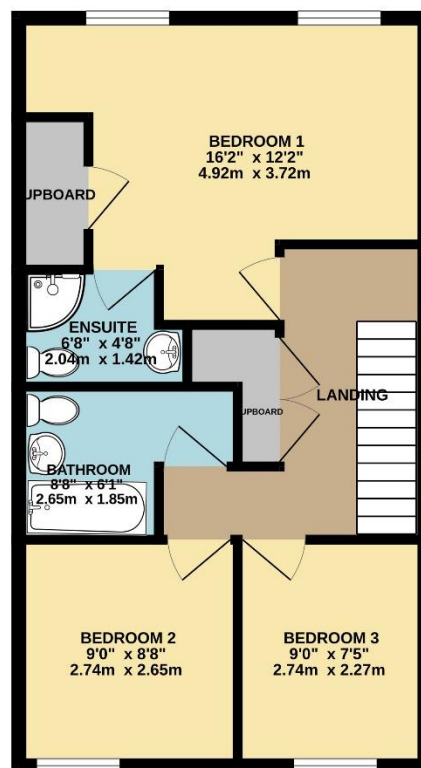
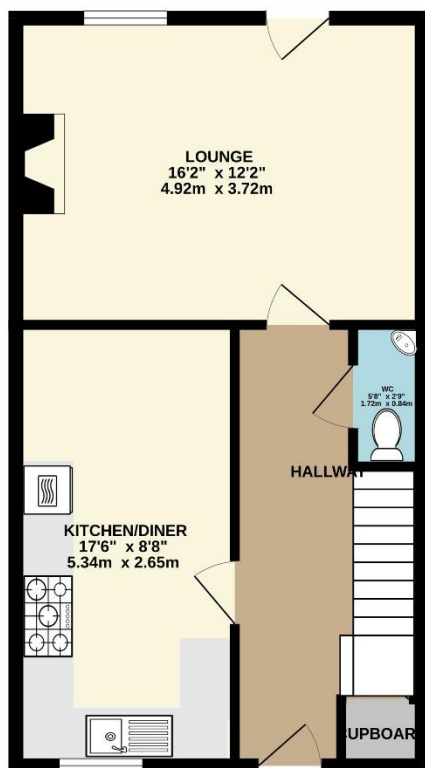
Externally to the front the property comes with 2 parking space directly opposite the house. We understand the property is being sold with no onward chain.

The development is run by a management company and there is a yearly charge for the maintenance and upkeep of the estate, this is approximately £1,523.94 PA. The details of which should be confirmed by your solicitor.

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







TOTAL FLOOR AREA: 959 sq.ft. (89.1 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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