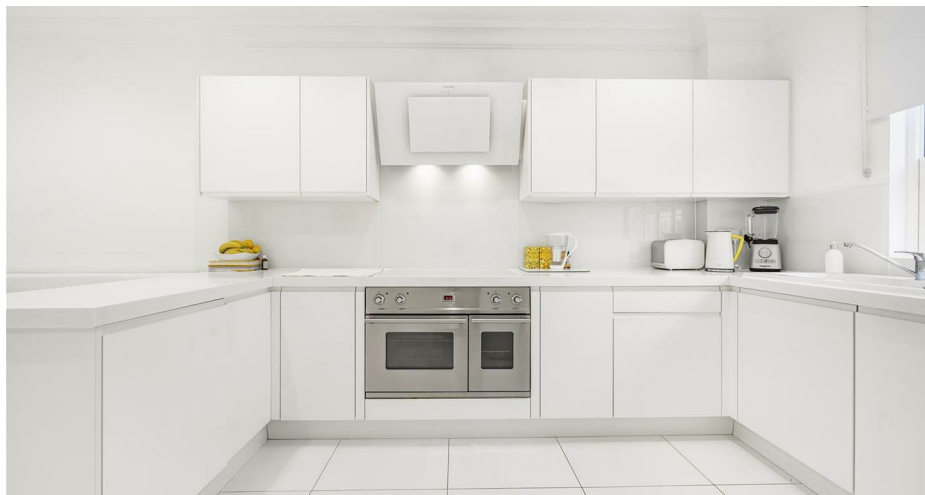




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9, Falcon Road

9, Falcon Road, Plymouth, PL1 4GR



Plymouth City Centre 1.3 miles, Plymouth Train Station 1.8 Miles, Exeter Airport 51.2 Miles

A wonderful family home, located in a prime location for Plymouth's amenities, benefitting from 4 bedrooms, 2 bathrooms, study and an open plan kitchen.

- Four Bedroom Home
- Two Bathrooms
- Study
- Open Plan Kitchen
- Sitting Room with French Doors to Garden
- Decked Garden with Rear Access
- Freehold
- Council Tax Band D
- Service Charge: £600 approx. per year

Offers In Excess Of  
£350,000

### LOCATION

Falcon Road is situated perfectly to allow easy access to a host of attractions, including marinas, the renowned Royal William Yard, historic landmarks such as the Hoe and Barbican, and convenient access to ferry terminals facilitating travel to Cornwall, Torpoint, Mount Edgecombe, as well as Brittany Ferries providing connections to France and Spain.

### DESCRIPTION

Situated within the esteemed waterside enclave of Mount Wise, Falcon Road offers a sophisticated and contemporary living experience, just a mere mile from Plymouth's vibrant City Centre. Positioned amidst a plethora of conveniences, this location boasts an appealing ambience, including access to cricket grounds, a well-equipped gym offering various classes, a Tesco supermarket, and picturesque walking paths.

### ACCOMMODATION

This impeccably presented three-storey modern residence has been thoughtfully renovated, evident in its pristine condition. The ground floor welcomes you with a newly constructed entrance porch leading into a generously proportioned main living area adorned with a sleek white kitchen and dining space, seamlessly flowing into an open-plan lounge and extending to a delightful enclosed rear garden through double doors.

The first floor comprises two spacious double bedrooms, one featuring an en-suite bathroom. With its versatile layout spanning three floors, the property offers flexibility to accommodate diverse

lifestyle preferences, allowing for the creation of separate living quarters if desired. Ascending to the second floor, you'll discover two additional double bedrooms, an adaptable extra room suitable for a dressing area, study, or nursery, alongside a modern family bathroom.

Storage solutions abound throughout the property, with each bedroom featuring built-in wardrobe space, supplemented by extra cupboards, while the fully boarded loft, equipped with an integrated ladder, offers extensive additional storage capacity.

### OUTSIDE

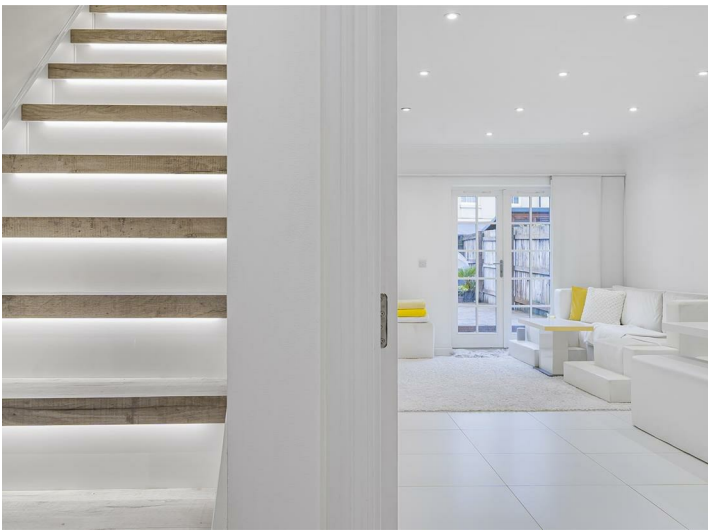
The rear garden presents a tranquil retreat, boasting privacy and minimal upkeep requirements, with patio and decking areas bathed in sunlight for a significant portion of the day. Ample parking options include an oversized parking space at the rear, complemented by plentiful street parking at the front, and ample communal parking within the development ensuring convenient access for residents and visitors alike.

### DIRECTIONS

What3Words - oasis.wool.rams

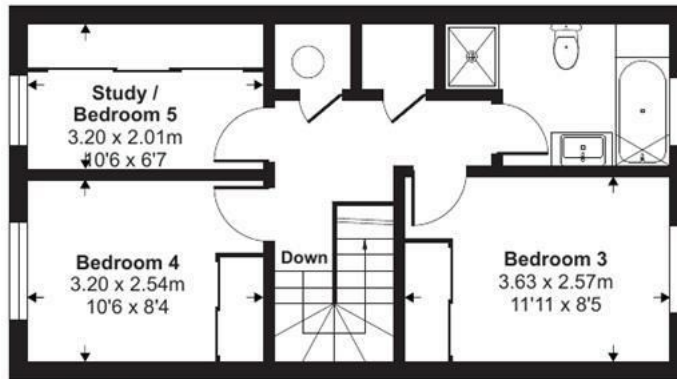
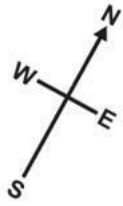
### SERVICES

Mains Electricity & Gas  
Mains Drainage  
Heating: Gas Central Heating  
Council Tax: Band D  
Service Charge: £600 approx. per year  
Full mobile coverage via EE, Vodafone, Three and O2 are available at the property.

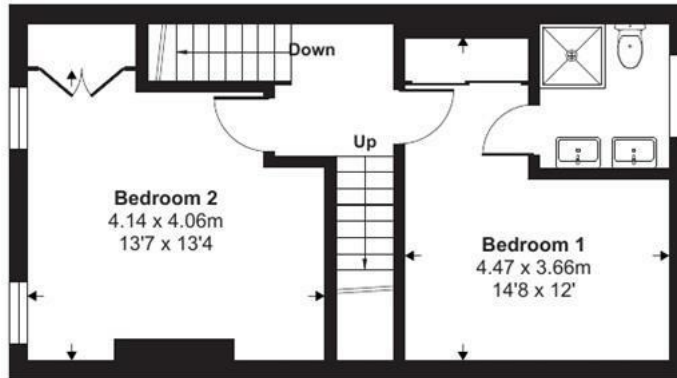


Approximate Area = 1371 sq ft / 127.3 sq m

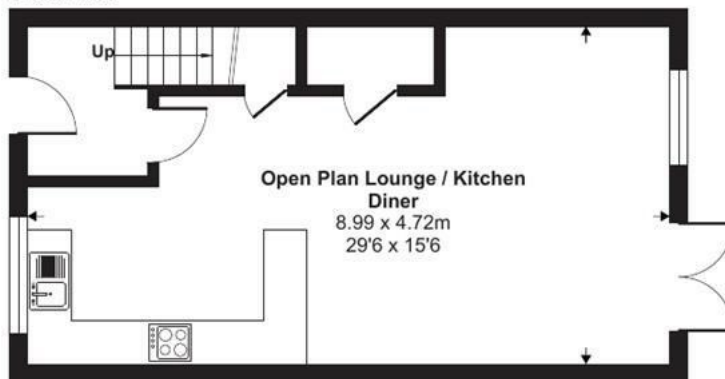
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Second Floor



First Floor

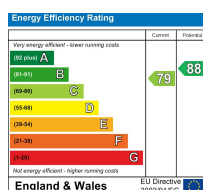


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1095174

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Plymouth, 3 Longbridge Road, Plymouth, PL6

01752 223933

plymouth@stags.co.uk

stags.co.uk