



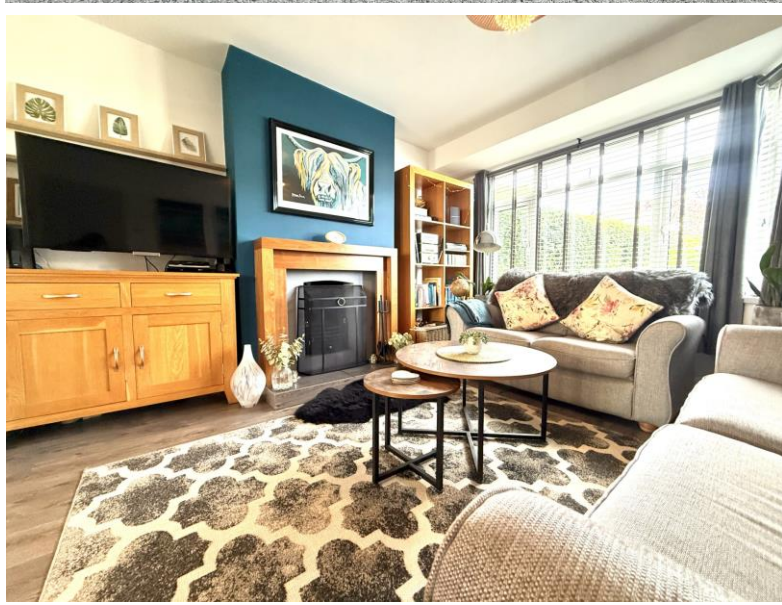
Falcon

01752 600444

12 Rockville Park

Plymstock, Plymouth, PL9 7DG

Guide Price £390,000 - £400,000





In Brief

Stylish 1950s Three-Bedroom Semi-Detached Home

Reception Rooms	Open plan Living room - Kitchen- Dining room		
Bedrooms	3 Bedrooms		
Heating	Gas Central Heating	Parking	Off road Parking and Garage
Area	1,059	Council Tax	C
Tenure	Freehold		

Description

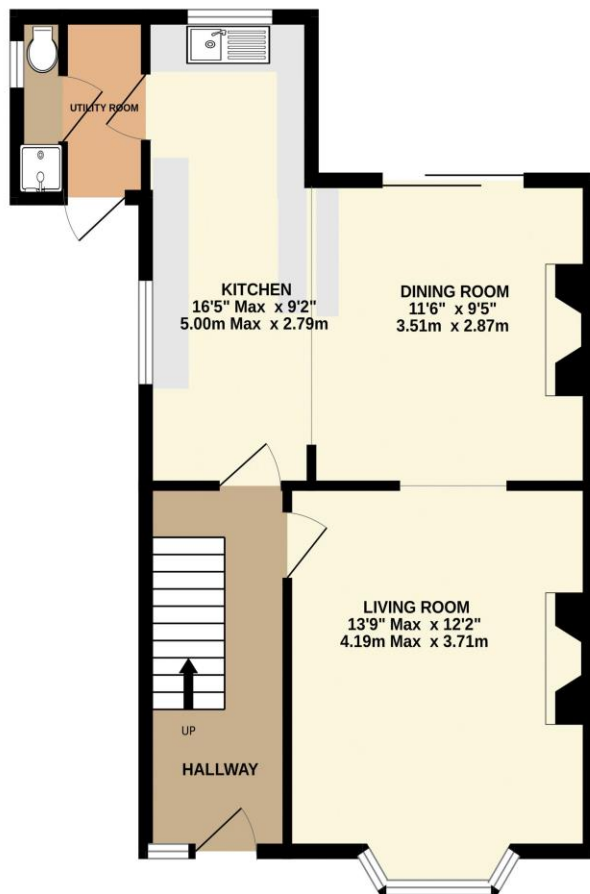
Stylish 1950s Three-Bedroom Semi-Detached Home Secluded Cul-de-Sac Location | South-Facing Garden | Stunning Views Nestled in a highly sought-after cul-de-sac in the heart of Plymstock, this beautifully presented 1950s semi-detached property offers the perfect blend of character, space, and modern convenience. Set back with off-road parking for two vehicles and benefiting from a garage with electricity, this home is ideal for families and professionals alike. Step inside to discover a thoughtfully designed ground floor with a spacious open-plan living and dining area, seamlessly flowing into a stylish kitchen with breakfast bar the perfect space for entertaining or relaxed family living. Patio doors open onto a level, south-facing rear garden, offering privacy and sunshine throughout the day, with tranquil playing fields beyond enhancing the sense of space and serenity. Additional ground floor features include a utility area and a contemporary shower room with WC, with further access to the garden. Upstairs, the property boasts three generous double bedrooms, all tastefully decorated, and a stunning family bathroom that showcases exceptional finish and attention to detail. This home combines peaceful living with convenience, located within easy reach of the Broadway, excellent local schools, and a range of amenities.

Need A Mortgage?

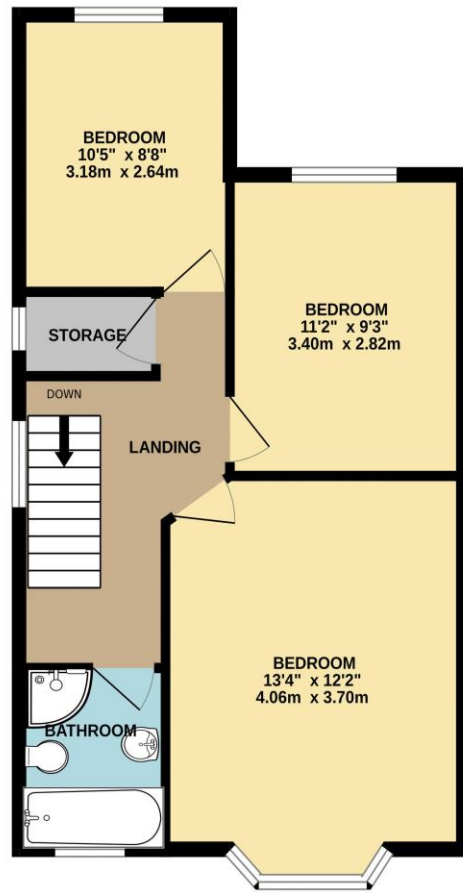
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Floor Plans

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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