



Falcon

01752 600444

230 Cecil Street

North Road West, Plymouth, PL1 5HP

Guide Price £200,000-£210,000





In Brief

Spacious 4-Bed Period Home with Huge Potential in a Fabulous Central Location

Reception Rooms Large living room, separate dining room plus breakfast room

Bedrooms 4 bedrooms

Heating Gas central heating

Area 1648 sq ft

Tenure Freehold

Parking On street parking in neighbouring streets subject to permit.

Council Tax B

Description

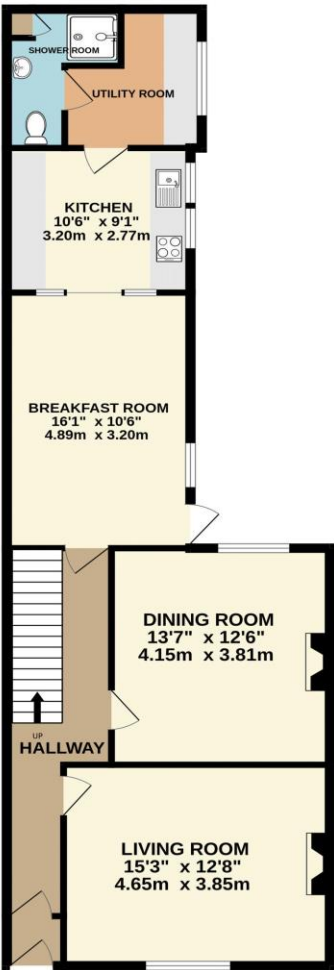
A surprisingly spacious four-bedroom period home in an exceptionally central location, just moments from Wyndham Square and the impressive Plymouth Cathedral. Having been in the same ownership for around 25 years and let for much of that time, this substantial terraced property offers generous and versatile accommodation, making it an excellent family home or investment opportunity. The welcoming entrance hall leads to a large living room and separate dining room, currently used as a fifth bedroom. To the rear is a spacious breakfast room flowing into the fitted kitchen, complete with oven and hob. Beyond the kitchen is a useful utility room and downstairs shower room with WC. Upstairs are four good-sized bedrooms together with a modern family bathroom featuring a shower over the bath. The property benefits from gas central heating, with a boiler installed within the last 12 months, and uPVC double glazing. Outside, there is an enclosed courtyard garden with a pedestrian gate providing access to the service lane at Melbourne Cottages. There is no immediate parking directly outside, helping retain the attractive period appearance of these properties, although permit parking should be available (subject to the application process) in neighbouring roads. The Cathedral School of St Mary is within easy walking distance, as is Plymouth city centre, while a lovely children's playground is just a short stroll away on Wyndham Street East. A fantastic opportunity to acquire a spacious period family home with plenty of potential to add your own decorative style.

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Floor Plans

GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 1648 sq.ft. (153.1 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

