

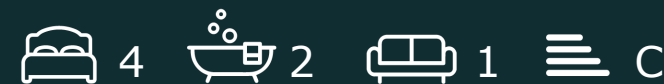


DC
LANE

SELL • LET • MANAGE

Millbay Road, Plymouth, PL1 3EG

£385,000 Leasehold





Millbay Road

Plymouth, PL1 3EG

- Waterside Townhouse
- Four Bedrooms
- Bathroom & En Suite
- Tastefully Presented Throughout
- Secure Underground Parking
- Millbay Coastal Quarter
- Roof Terrace Outstanding Vista
- Flexible Versatile Living
- Balcony & Rear Garden
- Council Tax Band D

An impressive South West facing townhouse, superbly positioned within Cargo, an exclusive purpose built development in Millbay, Plymouth's sought after coastal quarter. Ideally placed to embrace a sophisticated waterside lifestyle, this beautifully presented home combines contemporary living with exceptional flexibility, while enjoying close proximity to the waterfront, city centre, King Point Marina, Plymouth Hoe and the vibrant Royal William Yard.

Arranged over four thoughtfully designed storeys, the property offers generous and highly versatile accommodation, making it equally suited to modern family life, working from home and entertaining.

The ground floor offers a double bedroom with access to the rear courtyard garden, a further bedroom/office and cloakroom. The first floor features a spacious reception room, comfortably accommodating statement furniture with elegant shutters framing the doors opening onto a balcony with views over the surrounding area, a contemporary kitchen with integrated appliances and a stylish central island, creating a sociable and practical space, plus convenient WC. The second floor comprises the principal bedroom with built in wardrobes and en suite shower room.

The upper floor offers exceptional flexibility, with a spacious double bedroom or elegant second reception space opening onto a luxurious private south facing sun terrace. Whether waking to captivating views across Plymouth Sound and Drake's Island, enjoying a morning coffee or creating the perfect evening setting for drinks and entertaining, this impressive elevated terrace provides a truly special outdoor retreat.

Externally, there is a low maintenance rear garden with gate access, secure underground parking for one car and additional on street permit parking.

Perfectly placed between the city and the sea, it offers the ideal balance of contemporary urban living and relaxed waterside living.

A truly enviable home in a prime location - a viewing is highly recommended

£385,000



Ground Floor

Bedroom Four/Office 7'3" x 9'10" (2.21 x 3.02)

Bathroom 6'7" x 5'7" (2.02 x 1.72)

Bedroom Three 11'1" x 9'1" (3.40 x 2.78)

First Floor

Lounge/Diner 23'9" x 13'3" (7.26 x 4.04)

Balcony 4'7" x 4'1" (1.41 x 1.27)

Kitchen/Breakfast Room 11'1" x 11'6" (3.40 x 3.51)

WC 6'9" x 3'2" (2.07 x 0.98)

Second Floor

Bedroom One 11'1" x 15'3" (3.40 x 4.65)

En Suite 7'4" x 3'5" (2.26 x 1.05)





Third Floor

Bedroom Two

11'1" x 16'2" (3.40 x 4.93)

Roof Terrace

11'5" x 14'3" (3.48 x 4.35)

Directions

Head South along Mutley Plain following B3250 for 0.3 mi to N Rd East Turn right onto N Rd E and continue for 0.4 mi to roundabout. Take 2nd exit and continue on Western Approach/A374 to Millbay Rd/B3240 for 0.7 mi. Continue on Millbay Rd and the property can be found on the right.

Scan for Material Information

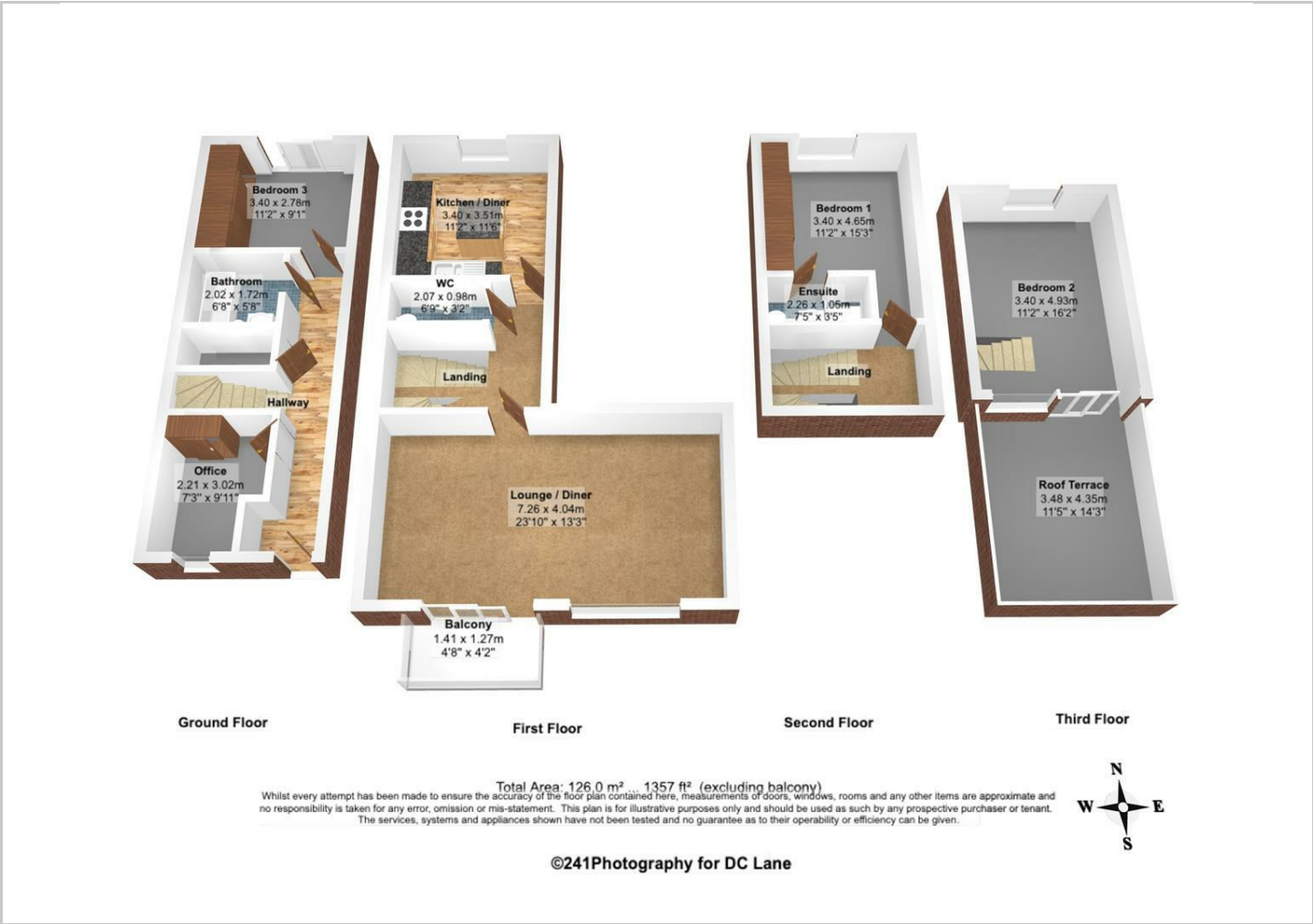


Council Tax Band: D





Floor Plans



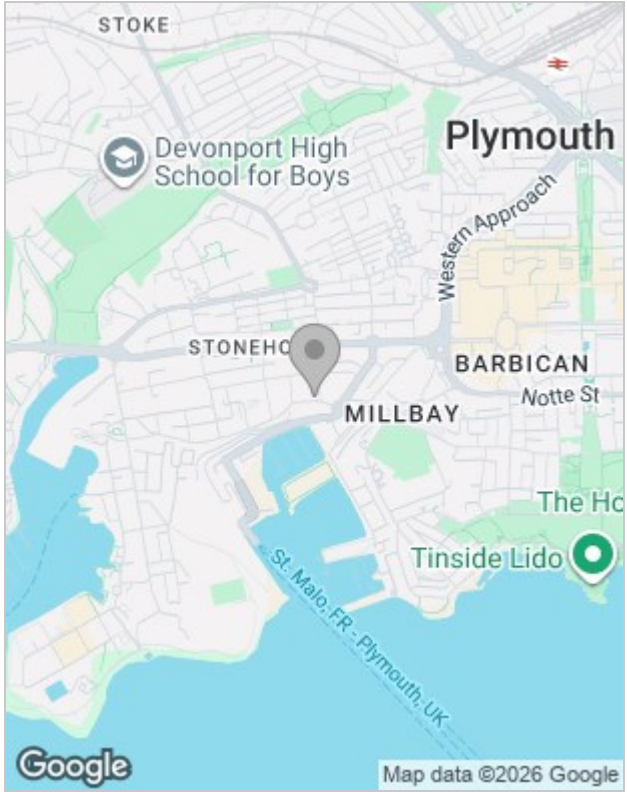
Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

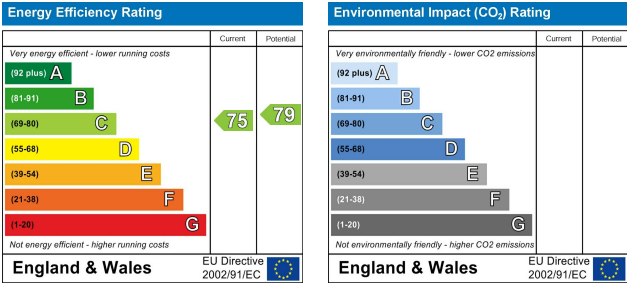
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

Location Map



Energy Performance Graph



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