

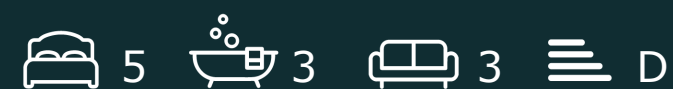


DC
LANE

SELL • LET • MANAGE

Eddystone Terrace, Plymouth, PL1 3DB

Asking Price £550,000 Freehold





Eddystone Terrace

Plymouth, PL1 3DB

- Exceptional Five/Six Bedroom Victorian Townhouse
- Principal Bedroom With En-Suite Shower Room
- Beautifully Presented Period Home
- Spacious Open Plan Kitchen/Dining Room and Two Reception Rooms
- Potential Secure Off-Road Parking
- Moments From Plymouth Hoe & Waterfront
- Flexible Accommodation Over Three Floors
- Two Double Bedrooms With Plymouth Sound Views
- South Facing Courtyard Garden
- Council Tax Band E

Owned by the same family since 2004, Eddystone House has been thoughtfully upgraded to create a wonderful family home, blending period charm with modern living. The current owners opened up the ground floor to create generous entertaining spaces and later added a loft conversion, providing two further double bedrooms with views across Plymouth Sound.

A welcoming entrance hall leads to an elegant dual aspect sitting room, complete with a bay window, original fireplaces, decorative coving and French doors opening onto the south facing courtyard. The spacious kitchen/dining room forms the heart of the home, offering ample space for family life and entertaining, complemented by integrated appliances and a useful cloakroom with laundry space. A sunny roof terrace on the half landing provides the perfect spot to sit back and enjoy the views.

The first floor comprises a principal bedroom with en-suite shower room, two further generous double bedrooms, a home office which could also serve as a nursery or single bedroom and a modern family shower room. The second floor offers two additional double bedrooms with fitted wardrobes and a contemporary shower room, creating flexible accommodation ideal for larger families, guests or multi generational living.

Outside, the private south facing courtyard enjoys sunshine throughout the day and has been a favourite space for entertaining. It also offers the potential for secure off road parking, alongside residents permit parking immediately outside.

The lifestyle on offer is equally impressive. Tennis courts, the waterfront and West Hoe beach are just a short stroll away, with swimming, paddleboarding and coastal walks right on your doorstep. West Hoe enjoys a wonderful community feel, with local shops, a post office and the popular Waterfront Pub & Restaurant close by, while the city centre, Royal William Yard and the Barbican are all within easy walking distance.

A rare opportunity, now available for viewings with DC Lane.



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Ground Floor

Lounge	11'11" x 12'5" (3.64 x 3.80)
Sitting Room	11'11" x 9'6" (3.65 x 2.92)
WC	6'11" x 4'10" (2.12 x 1.48)
Dinning Room	12'0" x 12'5" (3.66 x 3.80)
Kitchen	12'0" x 9'6" (3.66 x 2.92)

First Floor

Bedroom 1	11'11" x 12'9" (3.65 x 3.89)
Ensuite	7'6" x 9'3" (2.31 x 2.83)
Shower Room	3'10" x 9'3" (1.18 x 2.83)
Office	6'11" x 8'1" (2.12 x 2.47)
Bedroom 2	12'0" x 12'0" (3.66 x 3.66)
Bedroom 3	12'0" x 10'0" (3.66 x 3.06)



Roof Terrace	6'11" x 4'10" (2.12 x 1.48)
Second Floor	
Bedroom 4	11'2" x 17'1" (3.41 x 5.21)
Bedroom 5	10'11" x 17'1" (3.33 x 5.21)

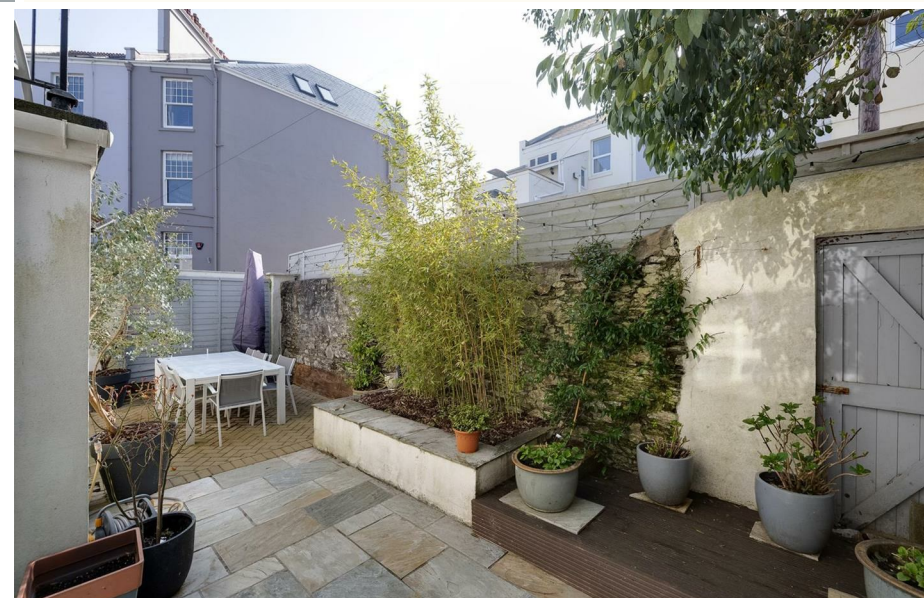
Directions

From our office at 99 Mutley Plain, proceed towards Plymouth City Centre via North Hill. Continue onto Charles Street, following signs towards The Hoe and West Hoe. Continue along Millbay Road, turning left onto West Hoe Road. Follow the road around towards Eddystone Terrace, where the property can be found on the left-hand side.

Scan for Material Information



Council Tax Band: E

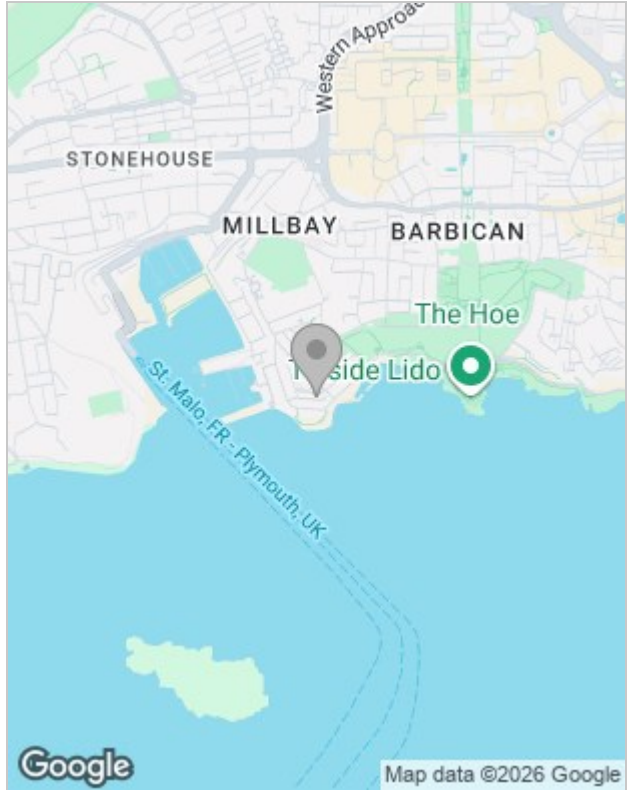




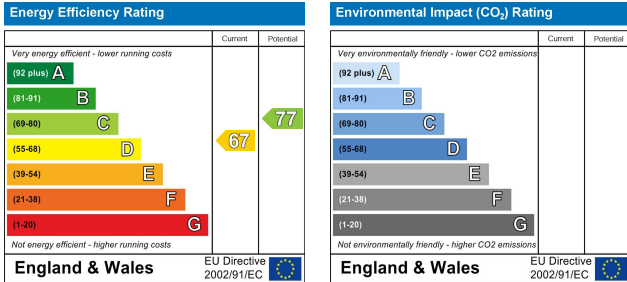
Floor Plans



Location Map



Energy Performance Graph



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.

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