

147 TEESRA HOUSE

PLYMOUTH



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

147 Teesra House | Mount Wise Crescent | Plymouth | Devon | PL1 4TJ

Sixth-floor apartment in Teesra House, built in 2023, with large wrap-around 525sq/ft terrace and south-facing views across Plymouth Sound, The Hoe and Dartmoor. High-spec interiors: underfloor heating, quartz island kitchen with Smeg appliances, three bedrooms, two bathrooms, secure entry, lift and two parking spaces.

Mileages

Royal William Yard - 0.9 miles • Drakes Circus - 1.9 miles • A38 - 5.2 miles • Plymouth Train Station - 1.8 miles

(Distances are approximate)

Accommodation

Open Plan Living / Kitchen / Dining Room,
Bedrom with Ensuite, Two Further Bedrooms,
Family Bathroom, Wrap Around Balcony

Outside

Parking for Two Cars

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



The Property

Set just below the penthouse level in Teesra House, 147 Mount Wise Crescent occupies one of the building's most coveted positions on the sixth floor. One of only three apartments at this height, it enjoys a sense of calm and discretion, with the lift close by for straightforward access. Teesra House is widely regarded as one of Plymouth's most desirable addresses, attracting a quietly notable mix of residents who value privacy, security and a distinctly current feel, completed in 2023, alongside those extraordinary, far-reaching water views across Plymouth Sound.

The view is the apartment's defining feature and, importantly, it isn't a static backdrop. The immediate impression is of light and panorama. A south-facing aspect combined with full-height glazing draws the day right through the rooms, from crisp morning brightness to dusk, when the city begins to glow and lights across the water create a particularly atmospheric evening scene. It's a broad, wrap-around perspective that rewards time spent looking, the city's roofline and church towers giving way to the green edge of Dartmoor, Plymouth Sound opening towards The Hoe and Drake's Island, the Royal William Yard and breakwater, and beyond, the Cornish countryside catching the last of the sun. There is constant movement within the frame: naval vessels working the deep-water channel, ferries coming and going, weather fronts rolling across the water, and weekends punctuated by play at Plymouth Cricket Club. It's the kind of outlook that gently enriches everyday.

Inside, the apartment is finished to a high standard, with a calm, contemporary tone and well-considered practicalities. Secure entry, underfloor heating and excellent storage support day-to-day life, while the wrap-around terrace extends the living space outdoors and follows the line of the view, offering different places to sit with the changing light. The entrance hall is welcoming, with a substantial bespoke cloaks cupboard and a separate utility/laundry room that keeps appliances and household tasks neatly out of sight.

The living accommodation is arranged around the panorama. A generous open-plan sitting and dining room is edged by dual-aspect glazing and sliding doors, creating an easy connection to the terrace and making the most of the ever-shifting scene beyond. The kitchen sits comfortably within the space, centred on a quartz-topped island with excellent storage and integrated Smeg appliances, including an oven, microwave, warming drawer, induction hob, dishwasher, fridge freezer and a boiling-water tap.

The principal bedroom continues the apartment's sense of scale and aspect, with glazing to two sides, terrace access, fitted cabinetry and an en suite with a full-width walk-in shower, heated towel rail and twin basins. Two further double bedrooms provide flexibility, one currently arranged as a study, and are served by a stylish family bathroom.

Beyond the apartment itself, residents also have access to beautifully landscaped south-facing gardens, once part of the historic Admiralty House, offering a green counterpoint to the setting and an appealing place to sit outside. Parking is barrier-controlled, and the property benefits from two allocated spaces positioned conveniently close to the entrance and lift.



The Location

Mount Wise Crescent sits on the western side of Plymouth, just beyond the historic Hoe, with a spectacular, open outlook across Plymouth Sound and out to sea. From this vantage point, the coastline and waterway feel wonderfully close, with sightlines taking in Royal William Yard, the breakwater and the wooded slopes of Mount Edgcumbe on the Cornish shore. Plymouth is a city defined by its maritime heritage, yet it remains thoroughly liveable day-to-day, with a broad choice of shops, restaurants, galleries and theatres within easy reach. Closer to home, Mount Wise has convenient local amenities, while the Barbican's atmospheric waterfront is a natural draw for weekends and evenings, with its independent shops, places to eat and some of the city's best-known attractions, including the National Marine Aquarium and the historic Plymouth Gin Distillery. For those drawn to the water, Plymouth is exceptionally well placed. The city is home to five established marinas — Sutton Harbour, King Point, Queen Anne's Battery, Plymouth Yacht Haven and Mayflower Marina — making it an excellent base for sailing along the South West coastline and beyond.

Connections are equally straightforward. The Torpoint chain ferry offers an easy link across the Tamar into Cornwall and the Rame Peninsula, while the A38 provides swift access east towards Exeter and the M5, or west across the Tamar.

Rail services from Plymouth run to London Paddington in around three hours (journey times vary by service), and for travel further afield, Plymouth's ferry port operates routes to both Roscoff and Santander.





Property Details

Services: Mains water, electricity and drainage. Underfloor heating throughout.

EPC Rating: Current: B - 84, Potential: B - 84, Rating: B

Council Tax: Band E

Tenure: Leasehold with approximately 984 years remaining

Authority: Plymouth City Council, Ballard House, West Hoe Road, Plymouth, PL1 3BJ, Tel: 01752 668000

Management Ground Rent: £350 annual fee

Comany Charge: Service Charge: £4,225 annual fee for 2025/2026

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the A38 heading towards Plymouth, turn off at Marsh Mills retail Park. Follow the road heading towards the city centre passing Sainsbury's on your left and stay straight on that road for 2.5 miles before reaching Cattledown Roundabout. Take the first exit heading towards the city centre, going straight over at each traffic light. At the roundabout take the first exit keeping the barcode on your left and at the next roundabout take the third exit down Royal Parade. At the next roundabout take the second exit onto union street until you reach Edgcumbe Street, than take he second exit again onto Southouse Bridge and follow the road onto Devonport Hill. Take the next left onto Mount Wise Crescent.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

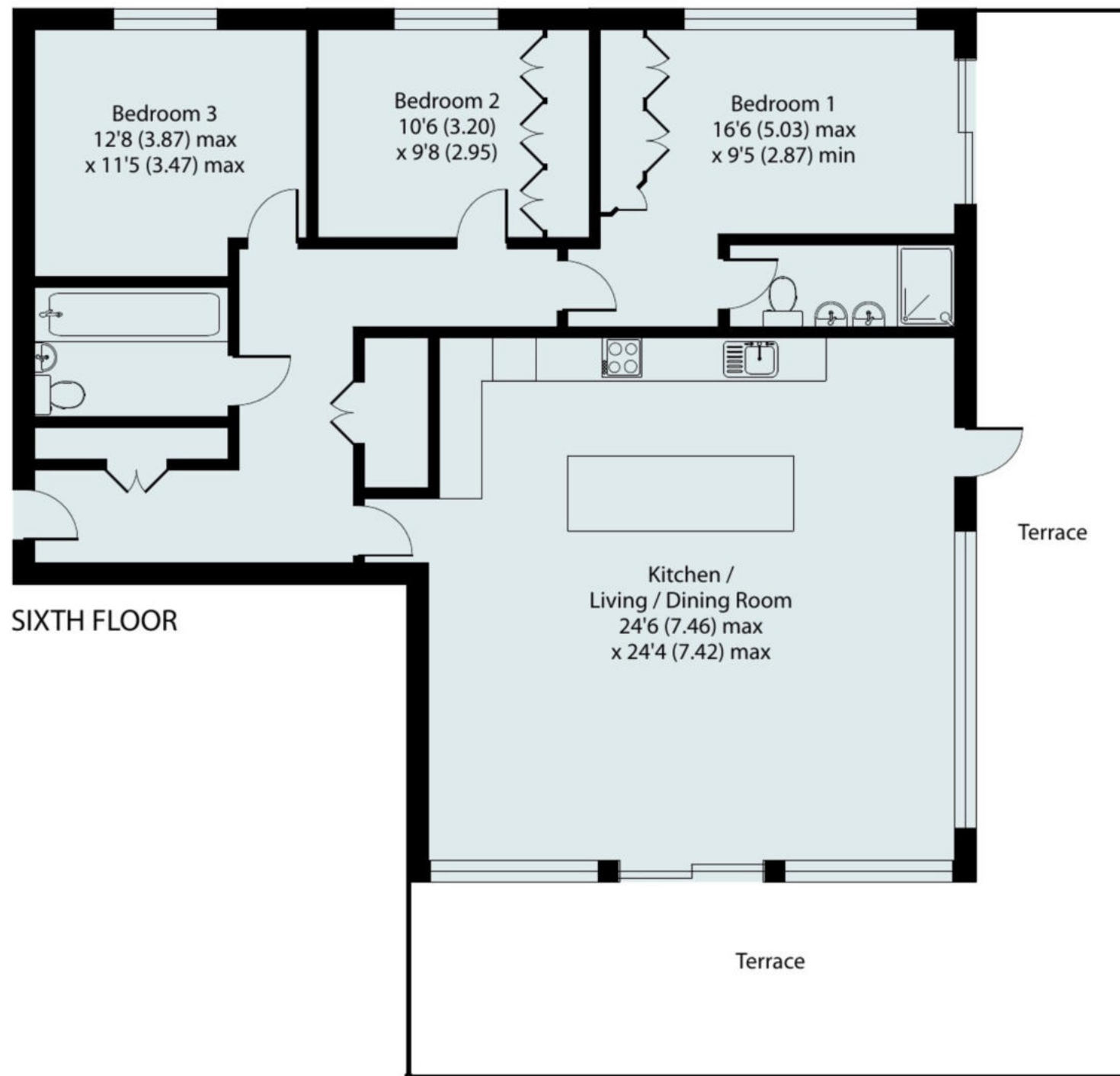
Key Features:

- Stunning open plan living accommodation
- Generous, wrap around 525 sq/ft terrace
- Exquisite panoramic views of the city, The River Tamar and out to sea
- Three double bedrooms
- Two allocated parking spaces
- EPC Rating = B



Approximate Area = 1405 sq ft / 130.5 sq m

For identification only - Not to scale



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590