



Falcon

01752 600444

147 Exeter Street

Plymouth, PL4 0HF

Guide Price £150,000 - £160,000





In Brief

City Centre Living with Space to Grow – Flexible 5 Bed Potential & Sunny Balcony

Reception Rooms	Large living room with Separate dining room plus study / office	Parking	On street parking restrictions exist in this area.
Bedrooms	3 Double bedrooms (potentially 5)	Council Tax	A
Heating	Gas central heating		
Area	1055 sq ft		
Tenure	Leasehold		

Description

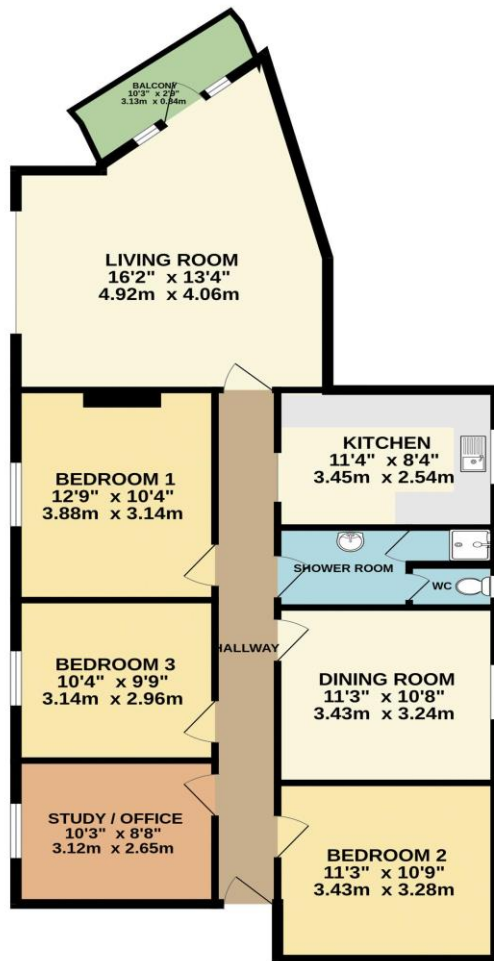
A short walk from the vibrant heart of Plymouth city centre, this incredibly spacious top floor ex-local authority flat offers flexible accommodation ideal for families, professionals, sharers or investors alike. The versatile layout currently provides three generous double bedrooms, alongside a separate dining room and dedicated study, with clear potential to create up to five double bedrooms if desired. The accommodation is both adaptable and well proportioned throughout, making it easy to tailor the space to suit a variety of lifestyles. At the heart of the home is a superbly sized living room featuring a recessed office/study area and direct access onto a private south-facing balcony. Enjoying an open outlook along Exeter Street, this is the perfect spot to relax and unwind. The property also benefits from a well fitted kitchen, a modern shower room, gas central heating and uPVC double glazing. Externally, residents have access to a large communal courtyard to the rear, complete with an excellent children's play area exclusive to this particular development. A rare opportunity to secure a substantial and highly flexible city home in a convenient central location.

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Floor Plans

GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.
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