



# Falcon

01752 600444

## 53 Cornwall Street

Devonport, Plymouth, PL1 4NY

Guide Price £200,000 - £210,000





## In Brief

### Waterside Living – 3 Bed Home Tucked Away Near Plymouth’s Historic North Corner

<b>Reception Rooms</b>	Large living room	<b>Parking</b>	On Street parking.
<b>Bedrooms</b>	3 bedrooms	<b>Council Tax</b>	B
<b>Heating</b>	Gas central heating		
<b>Area</b>	747 sq ft		
<b>Tenure</b>	Freehold		

## Description

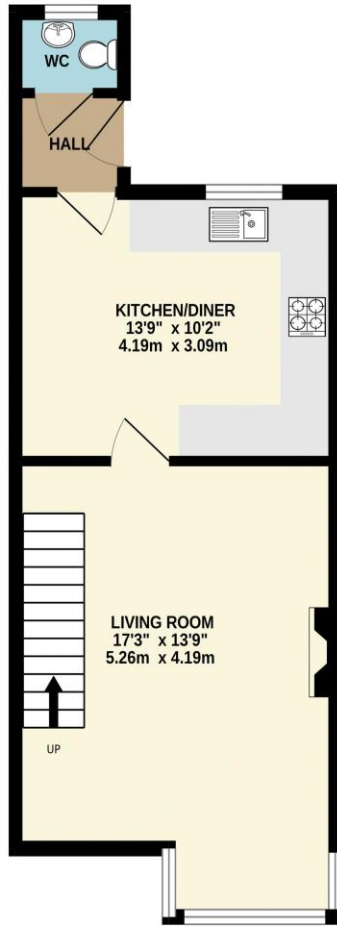
Tucked away within a charming and historic pocket of Plymouth, this modern three-bedroom terraced family home enjoys a wonderful position just a short walk from the waterside at what was traditionally known as ‘North Corner’. The property offers well-proportioned accommodation and would make an ideal first-time purchase or investment opportunity, combining a peaceful setting with convenient access to local amenities. Upon entering the property, you are welcomed into a spacious living room which provides a comfortable and inviting space for everyday living. To the rear of the house is the kitchen/dining room, fitted with a range of units and including a built-in oven and hob, creating a practical area for cooking and dining. Beyond the kitchen there is a small rear lobby providing access to the garden along with a useful downstairs cloakroom/WC. On the first floor there are three bedrooms together with a modern fitted family bathroom, which features a bath with an electric shower over. The property benefits from gas central heating and double glazing throughout. Externally, the rear garden enjoys a sunny aspect and has been designed for low maintenance, being mainly laid to gravel with a pleasant patio seating area — ideal for relaxing or entertaining during the warmer months. To the front of the property there is on street parking up and down the road. Situated within easy reach of the waterfront, the property is also close to a range of local shops, facilities and well-regarded schools, making it a convenient and appealing home in a unique and characterful area of Plymouth.

Need A Mortgage?

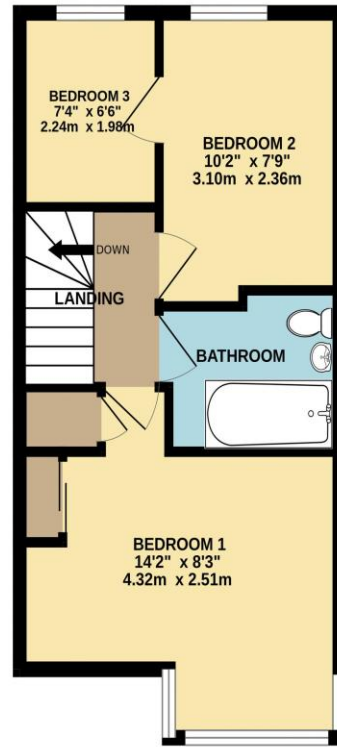
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ours is only £195 paid when you move!

# Floor Plans

GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

