



# Falcon

01752 600444

## 38a Alexandra Road

Ford, Plymouth, PL2 1PH

Guide Price £250,000-£260,000







## In Brief

### Substantial 4 Bedroom Period Home Arranged Over Three Floors

**Reception Rooms** Living room - Kitchen diner

**Bedrooms** 4 Bedrooms

**Heating** Gas Central Heating

**Area** 1,227SQFT

**Tenure** Freehold

**Parking** On street parking

**Council Tax** B

## Description

This impressive period property is arranged over three floors and offers generous, flexible accommodation ideal for family living. The ground floor features a welcoming living room with patio doors opening directly onto a decked front garden, a fitted kitchen, and a useful utility area which provides access out to a private, enclosed courtyard. Steps lead up from the courtyard to an additional walled garden area, offering multiple outdoor spaces to enjoy. The top floor comprises two well-proportioned double bedrooms, with a spacious hallway leading down to a further two double bedrooms and a family bathroom on the middle floor. To the front elevation, the decked garden flows down to further gardens featuring a pond and mature trees, creating a peaceful and attractive outdoor setting. Access to the property is also available via a side gate leading up to the shared pathway at number 38. Located in a convenient and well-connected area, the property would make a fantastic family home, ideally positioned close to the local dockyard and Royal Navy barracks. Excellent transport links to the A38 are nearby, along with Plymouth Life Centre and a wide selection of well-regarded primary and secondary schools.

**Need A Mortgage?**

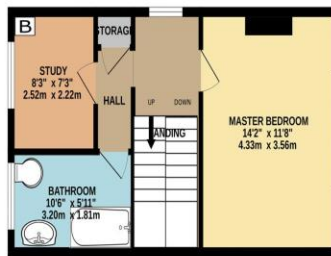
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

# Floor Plans

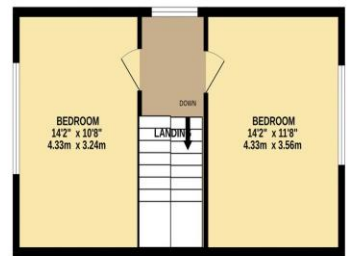
GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 sq.m.) approx.  
Made with Metropix ©2026



## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee





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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

**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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

