Millbay Road, Plymouth, PL1 3EG

£385,000 Leasehold

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Millbay Road

Plymouth, PL1 3EG

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- Waterside Four Storey Townhouse
- Four Bedrooms
- Bathroom & En Suite
- Tastefully Presented Throughout
- Secure Underground Parking
- Millbay Coastal Quarter
- Roof Terrace Outstanding Vista
- Flexible Versatile Living
- Balcony & Rear Garden
- Council Tax Band D

An impressive South West facing townhouse, superbly positioned within Cargo, an exclusive purpose built development in Millbay, Plymouth's sought after coastal quarter. Ideally placed to embrace a sophisticated waterside lifestyle, this beautifully presented home combines contemporary living with exceptional flexibility, while enjoying close proximity to the waterfront, city centre, King Point Marina, Plymouth Hoe and the vibrant Royal William Yard.

Arranged over four thoughtfully designed storeys, the property offers generous and highly versatile accommodation, making it equally suited to modern family life, working from home and entertaining.

The ground floor offers a double bedroom with access to the rear courtyard garden, a further bedroom/office and cloakroom. The first floor features a spacious reception room, comfortably accommodating statement furniture with elegant shutters framing the doors opening onto a balcony with views over the surrounding area, a contemporary kitchen with integrated appliances and a stylish central island, creating a sociable and practical space, plus convenient WC. The second floor comprises the principal bedroom with built in wardrobes and en suite shower room.

The upper floor offers exceptional flexibility, with a spacious double bedroom or elegant second reception space opening onto a luxurious private south facing sun terrace. Whether waking to captivating views across Plymouth Sound and Drake's Island, enjoying a morning coffee or creating the perfect evening setting for drinks and entertaining, this impressive elevated terrace provides a truly special outdoor retreat.

Externally, there is a low maintenance rear garden with gate access, secure underground parking for one car and additional on street permit parking.

Perfectly placed between the city and the sea, it offers the ideal balance of contemporary urban living and relaxed waterside living.

A truly enviable home in a prime location - a viewing is highly recommended

Ground Floor	
Bedroom Four/Office	7'3" x 9'10" (2.21 x 3.02)
Bathroom	6'7" x 5'7" (2.02 x 1.72)
Bedroom Three	11'1" x 9'1" (3.40 x 2.78)
First Floor	
Lounge/Diner	23'9" x 13'3" (7.26 x 4.04)
Balcony	4'7" x 4'1" (1.41 x 1.27)
Kitchen/Breakfast Room	11'1" x 11'6" (3.40 x 3.51)
WC	6'9" x 3'2" (2.07 x 0.98)
Second Floor	
Bedroom One	11'1" x 15'3" (3.40 x 4.65)
En Suite	7'4" x 3'5" (2.26 x 1.05)

Third Floor

Bedroom Two	11'1" x 16'2" (3.40 x 4.93)
Roof Terrace	11'5" x 14'3" (3.48 x 4.35)

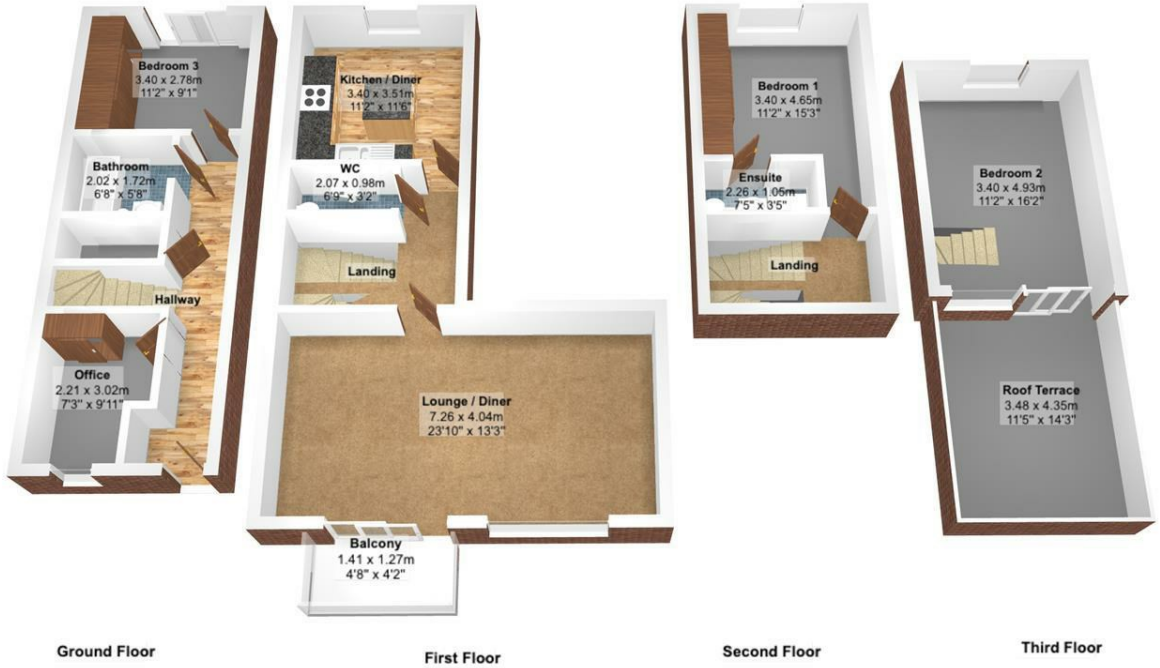
Directions

Head South along Mutley Plain following B3250 for 0.3 mi to N Rd East Turn right onto N Rd E and continue for 0.4 mi to roundabout. Take 2nd exit and continue on Western Approach/A374 to Millbay Rd/B3240 for 0.7 mi. Continue on Millbay Rd and the property can be found on the right.

Scan for Material Information

Council Tax Band: D

Floor Plans



Total Area: 126.0 m² ... 1357 ft² (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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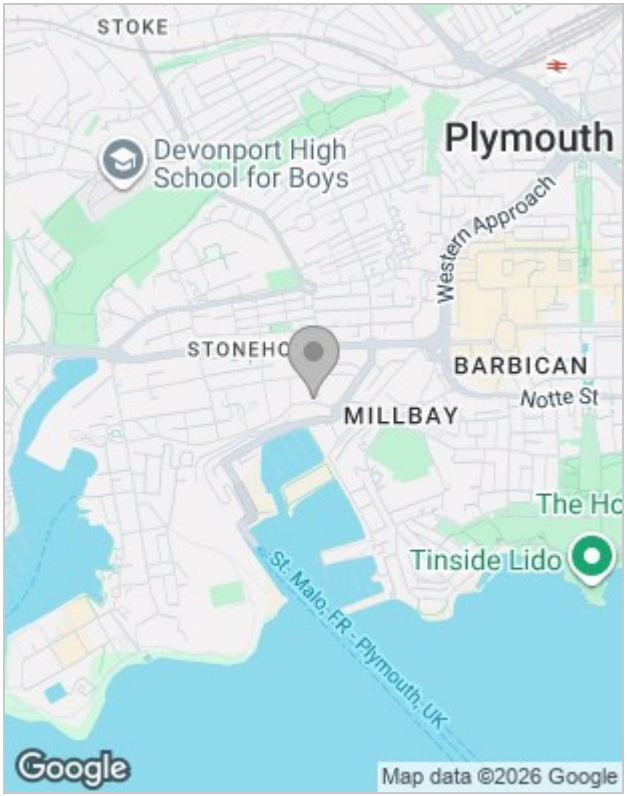
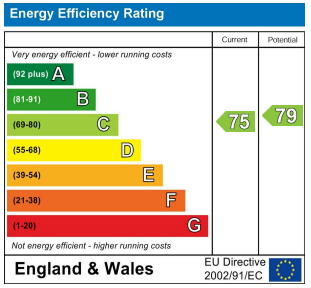
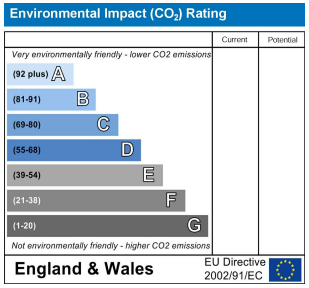
Location Map



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.

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