



SELL • LET • MANAGE

Constance Place, Plymouth, PL1 3NN

Asking Price £325,000 Freehold

1 bed icon 1 bath icon 1 sofa icon C icon



Constance Place

Plymouth, PL1 3NN

- Freehold End of Terrace House
- 3 Parking Spaces
- Large Kitchen
- Gas Central Heating
- Council Tax Band B
- Millfields Location
- Gardens to Front, Side and Rear
- Potential to Re-Model
- Open Plan Living
- EPC Grade C

Set within the iconic Grade II listed development of The Millfields, this end-of-terrace home occupies a unique position within one of Plymouth's most secure and historically significant residential settings, on the former site of the Royal Naval Hospital.

The historic buildings and grounds are enclosed by the original hospital wall, creating a secure gated environment. A 24-hour staffed entrance for both vehicle and pedestrian access provides residents with a well-managed and notably private setting.

Offering a blend of character and future potential, the property opens into a spacious fitted kitchen suitable for both dining and everyday use. The reception room is filled with natural light and features a gas fire that creates a focal point, and there is a study area that has potential to be converted into a double bedroom (subject to possible permissions). A cloakroom and under-stair storage complete the ground floor. Original Canadian Maple wooden flooring is understood to remain beneath the current finish both in the kitchen and living areas. Stairs rise to an open-plan bedroom space with vaulted ceilings, exposed beams and Velux windows, creating a distinctive loft-style environment. This layout offers flexibility, with potential (subject to possible permissions) to form two separate rooms. A well-appointed bathroom complements the upper level.

The rear garden is notably generous for The Millfields and has been decked to provide a usable outdoor space with plenty of storage provided in the shed included. Allocated parking for three vehicles further enhances the practicality of the property.

Homes within The Millfields remain consistently sought after, particularly those offering this combination of space, flexibility, and secure surroundings.

Offered with no onward chain.



Kitchen	11'1" x 14'7" (3.38 x 4.45)
Lounge	18'0" x 25'11" max (5.51 x 7.9 max)
WC	4'9" x 8'9" (1.46 x 2.68)
First Floor	
Bedroom	18'0" x 25'11" max (5.51 x 7.9 max)
Bathroom	4'3" x 12'11" (1.31 x 3.95)



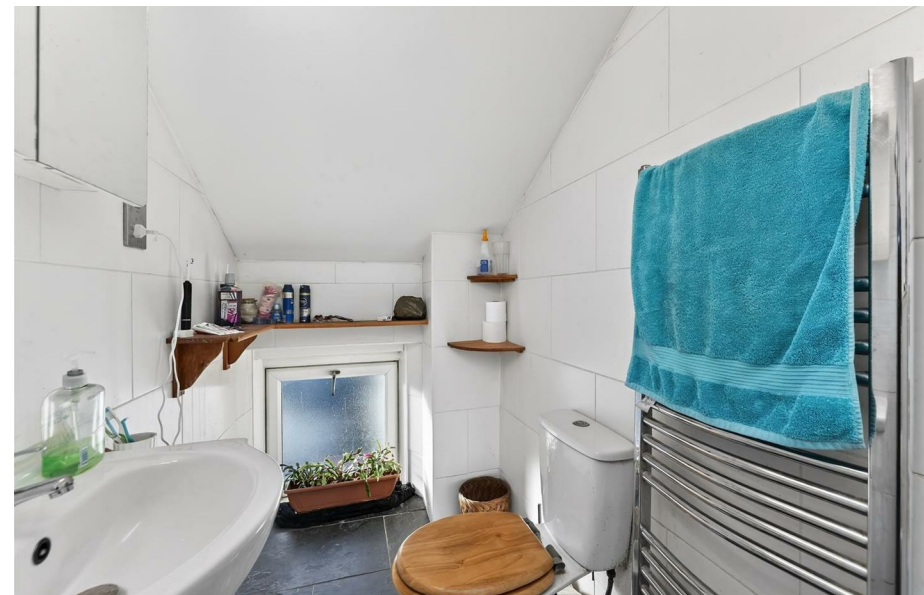


Directions

Head south on Mutley Plain to North Hill for 0.5 mi. Turn left onto Charles St and at Charles Cross Roundabout, take 4th exit onto Exeter St and at St Andrews Cross Roundabout, take 3rd exit onto Royal Parade for 0.3 mi. At Derrys Cross Roundabout, take 2nd exit onto Union St for 0.3 mi and at the roundabout, take 3rd exit onto Octagon St. At the roundabout, take 1st exit onto King St and at the roundabout, take 2nd exit onto Clarence Pl. The gated entrance of the Millfields can be found on the right and the property is located within.

Council Tax Band: B

Scan for Material Information

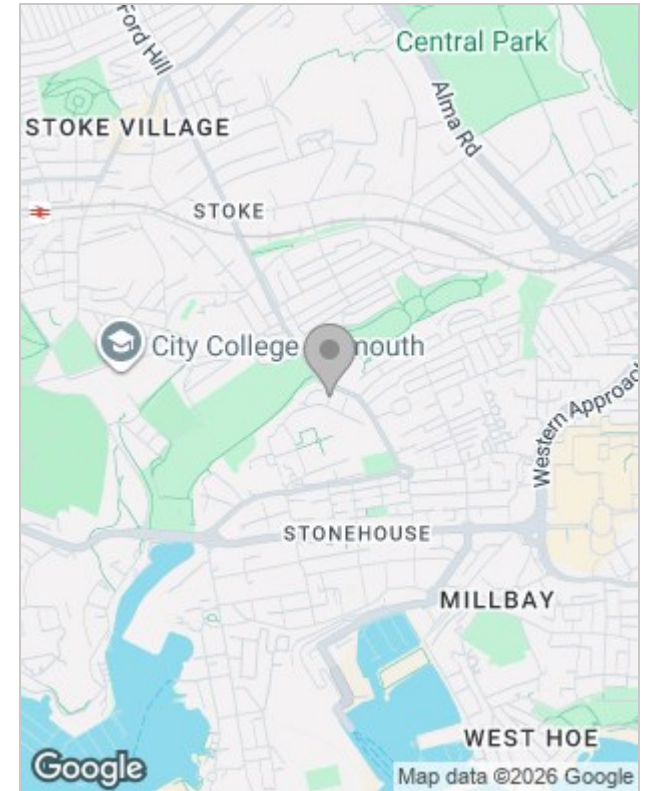




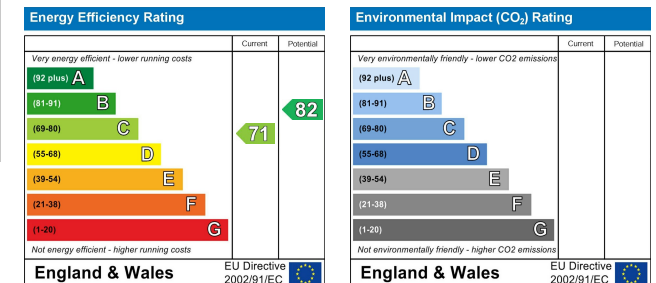
Floor Plans



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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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