



Adelaide Street, Plymouth, PL1 3JG



01752 875075

Please submit all offer to: louis.lopez@hindheadproperty.com (kindly include a copy of photographic I.D. and proof of funds for anti-money laundering purposes).



PROPERTY DESCRIPTION

Located within an attractive period building close to the city centre, this beautifully presented three bedroom top floor maisonette offers generous living space, stylish interiors and elevated views across the surrounding cityscape.

Arranged over the upper levels of this characterful building, the property enjoys excellent natural light throughout thanks to large windows and multiple skylights, creating a bright and welcoming atmosphere across the entire home.

The accommodation is well arranged and highly versatile. At the heart of the property is the impressive kitchen breakfast room, featuring a large central island with breakfast bar seating, extensive cabinetry and ample preparation space. This sociable area is ideal for both everyday living and entertaining guests.

The spacious living room offers a relaxing retreat with attractive high ceilings, large windows and a feature fireplace that adds charm and character to the space.

The property provides three well proportioned bedrooms, including a particularly generous principal bedroom set within the roof space, benefiting from skylights and a flexible layout. A further bedroom and a dedicated home office or study offer excellent flexibility for modern living, working from home or accommodating guests.

Completing the accommodation is a beautifully presented bathroom suite, featuring a freestanding bath, contemporary fittings and stylish finishes, alongside a separate shower room and additional WC.

Externally, residents also benefit from access to a communal garden, providing a pleasant outdoor space



to enjoy.

This impressive city centre property combines period character, modern style and generous living space, making it a superb opportunity for buyers seeking a distinctive home within easy reach of the waterfront, Royal William Yard and Plymouth's vibrant amenities.

An early viewing is highly recommended.

KEY FEATURES

- Spacious top floor maisonette within a period building
- Three bedrooms plus dedicated home office
- Generous living room with feature fireplace
- Stylish kitchen breakfast room with central island
- Contemporary bathroom with freestanding bath
- Separate shower room and additional WC
- Excellent natural light with multiple skylights
- Attractive elevated city views
- Gas central heating with combi boiler
- Located in the heart of Stonehouse close to Royal William Yard

MATERIAL INFORMATION

Tenure: Leasehold (Currently in the process of purchasing the freehold)

Service Charge: £94 per month (£1,128 per annum)

Managing Agent: LiveWest

Ground Rent: £0

EPC Rating: D (64) with potential C (79)

Heating: Gas central heating via combi boiler (last serviced January 2026)

Utilities: Mains gas, electricity, water and drainage

Local Authority: Plymouth City Council

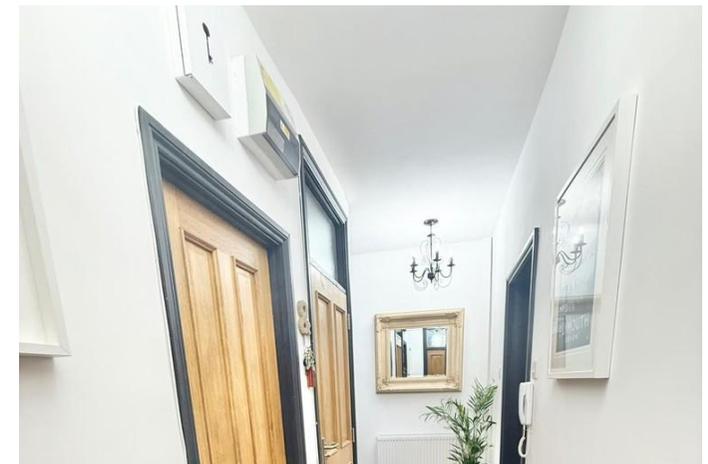
The property has been owned by the current vendor for approximately 18 months and has not previously been marketed for sale. The vendor has confirmed there are no known neighbour disputes, major structural issues



or planned service charge increases at the time of listing.

VIEWINGS

We anticipate high demand for this property and advise early viewings to avoid disappointment. All applicants will be subject to a rigorous registration/ financial verification process. Viewings will be booked by appointment only, and are subject to availability. For more information, please call 01752 875075.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Viewing Notes:



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