



12 Lord Louis Crescent



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Mountbatten, Plymouth, PL9 9SH

Plymouth City Centre 4.7 Miles Exeter Airport 47.3 Miles
Falmouth 72 Miles

An exceptional four storey townhouse with stunning panoramic views of Plymouth Sound.

- Staggering Elevated Position
- Panoramic Sea Views
- Extremely Versatile Accommodation
- Off Road Parking and Garaging
- Enchanting Communal Garden
- Exceptional Entertaining Space
- No Pets

Guide Price £685,000

SITUATION

Located in a strategic position on the east side of Plymouth Sound, this spectacular house enjoys an important landmark position on the City's waterfront. The South West Coastal Path runs beside the property and not only leads to the nearby village area of Turnchapel, but also to the open hillsides of Jennycliff and the countryside, much of which is National Trust owned. A water taxi links the property across to the historic Mayflower Steps and Plymouth's Barbican. The A38 lies about 5 miles away giving access to the M5 at Exeter within about 50 minutes' average driving time. There is a regular train service from Plymouth to Paddington.



DESCRIPTION

This exclusive development of townhouses offers a sophisticated living space encompassed within a practical family home. The principal reception and bedrooms face far reaching coastal views and as expected, all of the rooms are of grand proportions with a traditional layout and with level accommodation spread over 4 floors that has been in sole ownership since it was built. This significant family home offers a truly beautiful setting, elegant interior which is finished to a high standard and luxurious specification. All the rooms are generously proportioned creating a grand feeling of space which is bathed in natural light as it enjoys a sunny South Westerly aspect.

ACCOMMODATION

On crossing the threshold, a delightful vestibule welcomes you and this acts as a practical passage way from the front entrance to the first floor. This navigates you to a glorious and impressive spacious kitchen/breakfast room with far reaching coastal views, further complimented by a formal dining room and cloak room. The second floor plays host to the spacious sitting room allowing you to marvel over your coastal surroundings. Also on this level there are 2 generous double bedrooms serviced by a family bathroom. The third floor dedicates itself to a deeply impressive master suite complimented by its own sun room, dressing room and en suite. The ground floor benefits from an additional storage room, which could potentially be used as another bedroom, study or Gym. From this level you also have access to a spacious double garage and utility room.

GROUNDS

From the rear of the property there is allocated parking for two cars within a carport located at the front of a double garage, which provides access in to the ground floor of the property. To the front there is a stunning landscaped communal garden which as you would expect allows you to take in the simply breath-taking views.

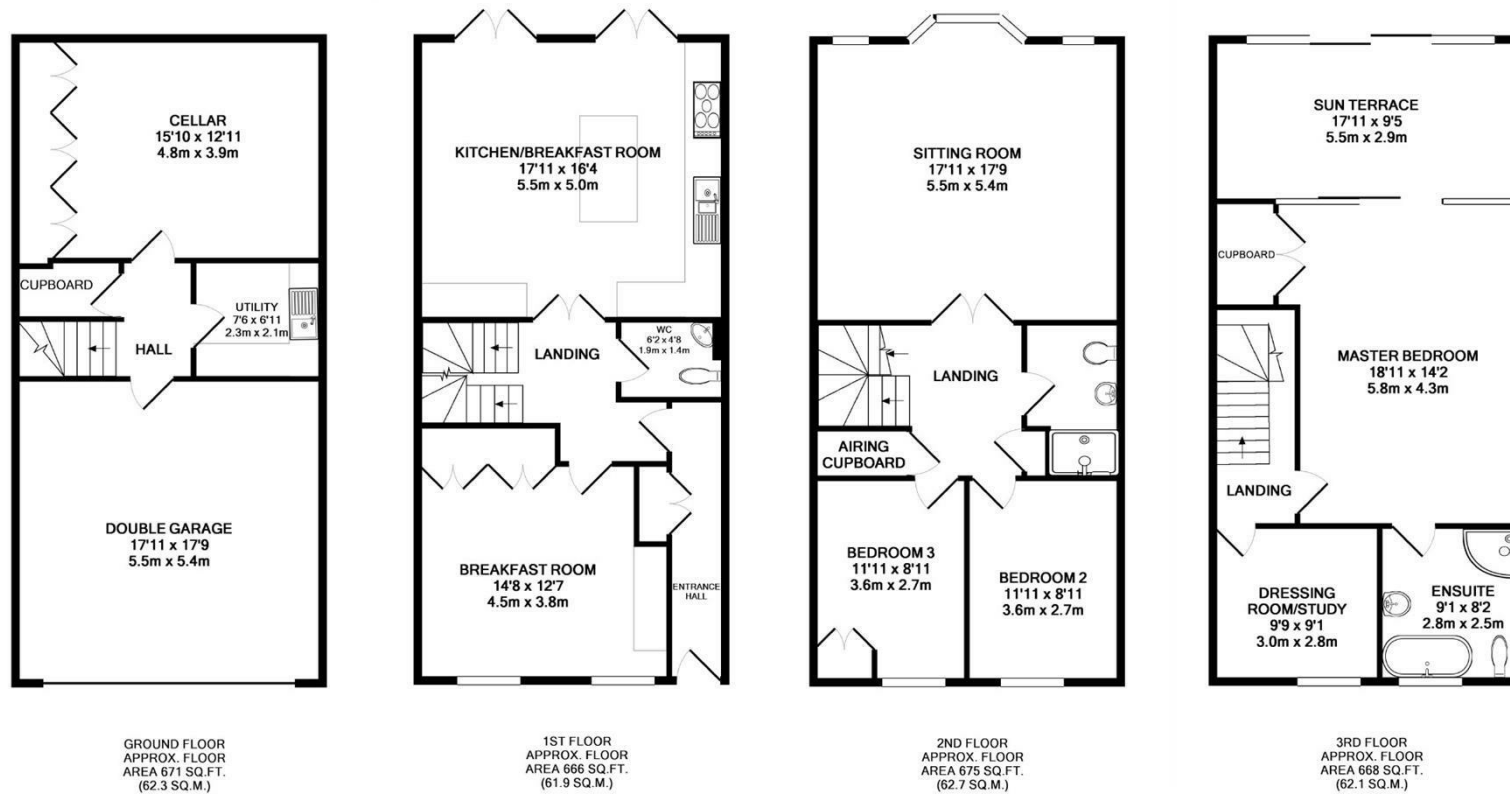
SERVICES

Mains electricity. Mains water. Mains gas. Mains drainage. Current service charge is approx £1,200 per annum. Communal grounds are managed by management company for which each owner has 1/17 share. No pets are allowed.

DIRECTIONS

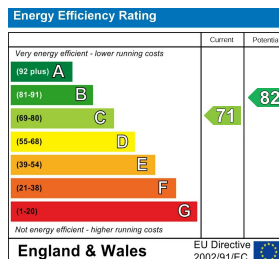
Approaching Plymouth on the A38, take the A374 towards the City Centre and in about 1.5 miles turn left onto the A379 Kingsbridge road. Proceed to the first roundabout (by the Morrisons store) and turn right as signposted to Mount Batten. Continue to follow the signs to Mount Batten passing Hooe Lake on the right hand side and the signs to Turnchapel. On reaching a roundabout take the first turning into Lord Louis Crescent.





TOTAL APPROX. FLOOR AREA 2681 SQ.FT. (249.0 SQ.M.)

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. 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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