



## **Telegraph Wharf, Plymouth, Devon, PL1 Offers Over: £350,000**

We are excited to introduce this beautifully unique property set in the little Cul-De-Sac of Telegraph Wharf, located a stone's throw away from what Plymouth is best known for. To one side of the property we have the Royal William Yard, famous for its great restaurants and food markets throughout the year. On the other side of the property you have the Cremyll ferry which links Plymouth to the stunning national trust park Mount Edgecumbe which boasts nature walks, beautiful grounds and exquisite places to eat.

The property at Telegraph Warf is a gorgeous end of terraced home with panoramic views across the water. This home has everything to offer, with the downstairs consisting of a large kitchen breakfast room, a spacious lounge diner and a downstairs WC for guests. The first floor has two expansive double bedrooms, with the added bonus to have an en-suite to them both. Again the views from both bedrooms are stunning, and with the rear of the property facing South the natural light pours through the property to create a bright airy living accommodation. There is even the opportunity to add a balcony so you can enjoy those panoramic views with no interruption. To complete the property you have two allocated parking space, so this one is not to be missed and viewings are highly recommended. EPC:D



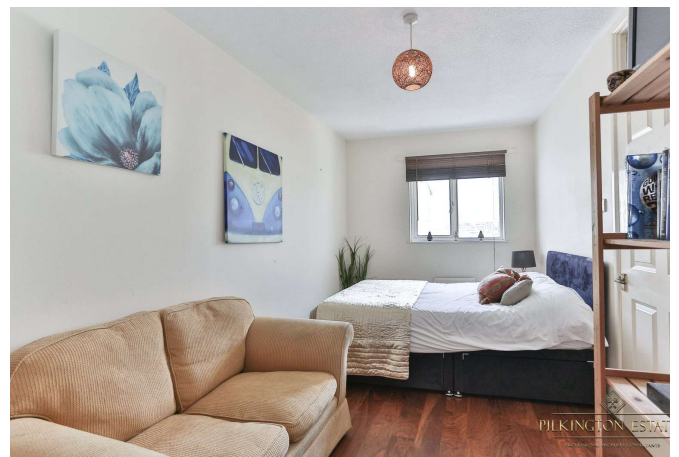
## Rooms

**Entrance Hall** 12'8" x 6'6" (3.86m x 1.98m). carpeted flooring, door to enter, storage cupboard underneath the stairs

**Downstairs WC** 4'9" x 3'1" (1.45m x 0.94m). laminate flooring, toilet, sink with hot and cold taps, extractor fan

**Lounge/Diner** 10'5" x 16'10" (3.18m x 5.13m). hard wood flooring, double glazed window to the front aspect, double glazed window to the rear aspect, two radiators, fire place, multiple plug sockets

**Kitchen/Breakfast room** 8'4" x 16'10" (2.54m x 5.13m). tiled flooring, double glazed window to the front of the property, multiple plug sockets, tiled splash back, radiator, space and plumbing for washing machine, little breakfast bar, space for dishwasher, belling double cooker with extractor fan, space for fridge freezer, door with window to access rear garden





**Landing** 6'6" x 6'2" (1.98m x 1.88m). carpeted landing, access to the loft, storage cupboard on the landing

**Bedroom One** 11'1" x 16'9" (3.38m x 5.1m). hard wood flooring, double glazed window to the front, double glazed window to the back, two radiators, arch leading to en-suite

**En-Suite** 4' x 6'6" (1.22m x 1.98m). hard wood flooring, shower cubicle, partly tiled walls, toilet, sink with hot and cold mixer tap

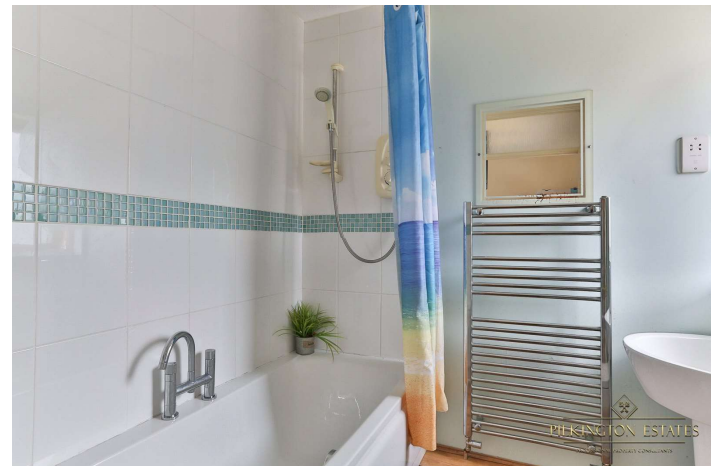
**Bedroom Two** 8'1" x 16'10" (2.46m x 5.13m). laminate flooring, double glazed window to the front, double glazed window to the back, two radiators

**En-Suite** 6'2" x 6'6" (1.88m x 1.98m). laminate flooring, bath tub with shower head, heated towel rail, partly tiled, sink with hot and cold mixer tap, double glazed frosted

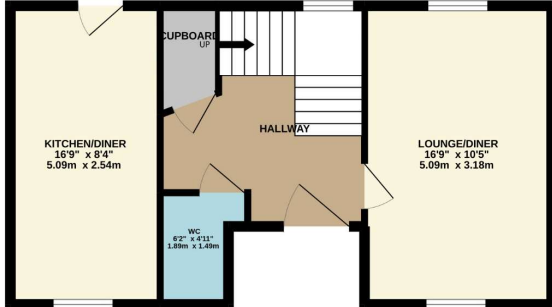
window to the front, toilet

**Garden** low maintenance, part patio, part stone chipping with views of the harbour

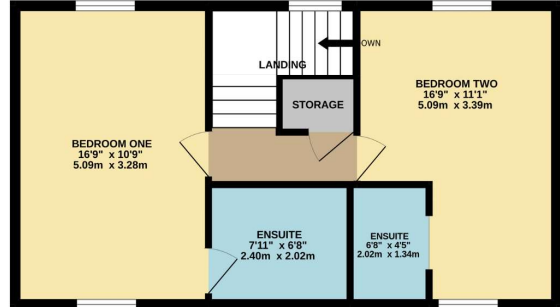
**Parking** two allocated parking spaces



GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Pilkington Estates - Plymouth**  
Third Floor, Unit 7, Sutton Harbour, Plymouth  
Devon, PL4 0DN

T: 01752 729777  
E: [jon@pilkingtonestates.co.uk](mailto:jon@pilkingtonestates.co.uk)  
[www.pilkingtonestates.co.uk](http://www.pilkingtonestates.co.uk)

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Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

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