



Asking Price £240,000

Positioned along the convenient central location of Embankment Road, this beautifully presented four-bedroom townhouse offers a rare combination of central city convenience, off-road parking, and private outdoor space. Well presented and thoughtfully laid out across three floors, this versatile home is ideal for growing families, professionals, or those seeking generous space in a great location. The ground floor features a welcoming entrance hall with cloakroom/WC, a generous kitchen/dining room with access to the rear garden, and a separate lounge for relaxed evenings. The first floor offers a spacious main bedroom, a modern shower room, and a fourth bedroom. On the top floor, two further bedrooms provide excellent accommodation for guests or children. With off-road parking—a rarity in this central location—alongside excellent access to Plymouth city centre, the train station, the A38, and the waterfront, this home delivers lifestyle, location, and practicality in equal measure.

Embankment Road, Prince Rock, PL4 9JG

Area

Embankment Road is a key arterial route in Plymouth, providing quick access to the city centre, Plymouth Railway Station, and the A38 Devon Expressway. Popular with families and professionals, the area offers a mix of traditional and modern homes, excellent transport links, and walkable access to parks, the River Plym, and waterfront walks. Local amenities include supermarkets, cafés, primary schools, takeaways, and fitness centres—all within easy reach.

This property also benefits from its proximity to Saltram House and Plym Valley Trail, offering a peaceful escape into nature despite being just minutes from the bustling city.

Accommodation Comprises

Ground Floor:

Porch – Covered entrance leading to main hallway.

Hall – Bright hallway with stairs to first floor and access to all ground floor rooms.

Kitchen/Dining Room – Approx. 5.02m x 3.24m (16`6" x 10`8")
Spacious and modern with ample wall/base units, integrated appliances, and space for dining. Rear door opens to garden.

Lounge – Approx. 4.30m x 3.10m (14`1" x 10`2")
A comfortable and private living space with front aspect.

WC – Cloakroom with toilet and wash basin, ideal for guests.

First Floor:

Bedroom 1 – Approx. 4.30m x 3.10m (14`1" x 10`2")
Large double bedroom with two windows, ideal as the main bedroom.

Bedroom 4 – Approx. 3.24m x 2.28m (10`8" x 7`6")
Ideal for office, dressing room, or child`s bedroom.

Shower Room – Approx. 2.20m x 1.78m (7`3" x 5`10")
Modern three-piece suite including walk-in shower, basin, and WC.

Second Floor:

Bedroom 2 – Approx. 5.02m x 3.10m (16`6" x 10`2")
Impressive top-floor double room with dormer window, perfect for older children or guests.

Bedroom 3 – Approx. 3.10m x 2.20m (10`2" x 7`3")
A bright, well-proportioned single room with side aspect.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor

First Floor

Second Floor

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 67 | 80 |
| | EU Directive 2002/91/EC | |

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

