



# Falcon

01752 600444

## 2 St. Lawrence Mews

Plymouth, PL4 6ED

Guide Price £200,000 - £210,000







## In Brief

### Ideal Buy to Let or First Time Buy

<b>Reception Rooms</b>	Living Room/Diner & Modern Kitchen		
<b>Bedrooms</b>	Two Double Bedrooms		
<b>Heating</b>	Gas Central Heating	<b>Parking</b>	Allocated Parking Space
<b>Area</b>	615 Sqft	<b>Council Tax</b>	B
<b>Tenure</b>	Freehold		

## Description

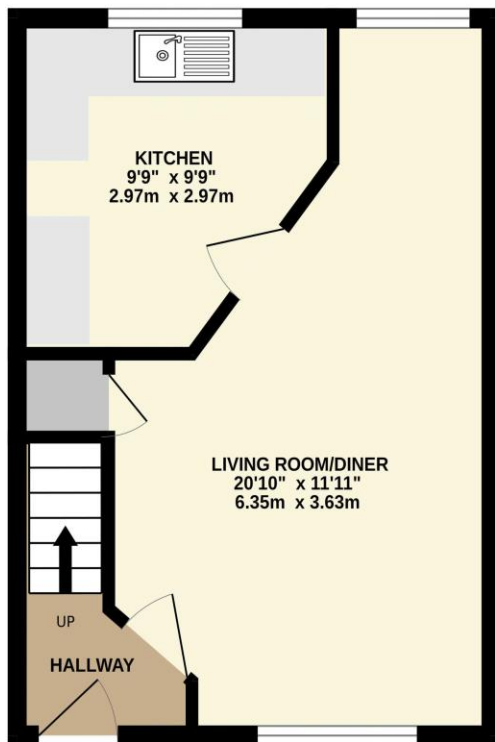
Located in this exceptional, convenient position is this well presented stylish 2 bedroomed terraced mews home. The property has undergone a series of improvements by the current owner including a new kitchen, new front cladding, and both the shower room and separate WC, have been refurbished. St. Lawrence Mews is truly and securely tucked away in a gated development with a lovely central garden and has the added benefit of an allocated parking space. The property as well is perfectly located for access to the City Centre and University. As you approach the property gates lead into the main communal courtyard. The main front door leads into a hallway with a door into the living room and stairs to the first floor. The living room/diner is a fantastic sized room and provides access into the modern kitchen, which is just over 12 months old and consists of numerous base units with work surfaces over, and spaces for appliances. On the first floor there are two double bedroom, a shower room fitted with a WC, wash hand basin and a separate shower cubicle, while also on the landing there is access to a second WC with wash hand basin. This is an ideal property, perfect for a first time buy or a buy to let investment, offering a potential monthly rental figure of £1000 pcm. Call now for more details or to organise a viewing.

**Need A Mortgage?**

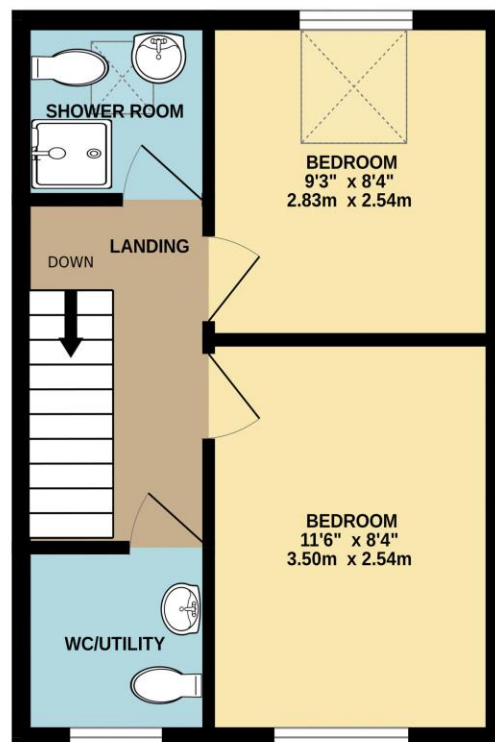
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

## Floor Plans

GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.

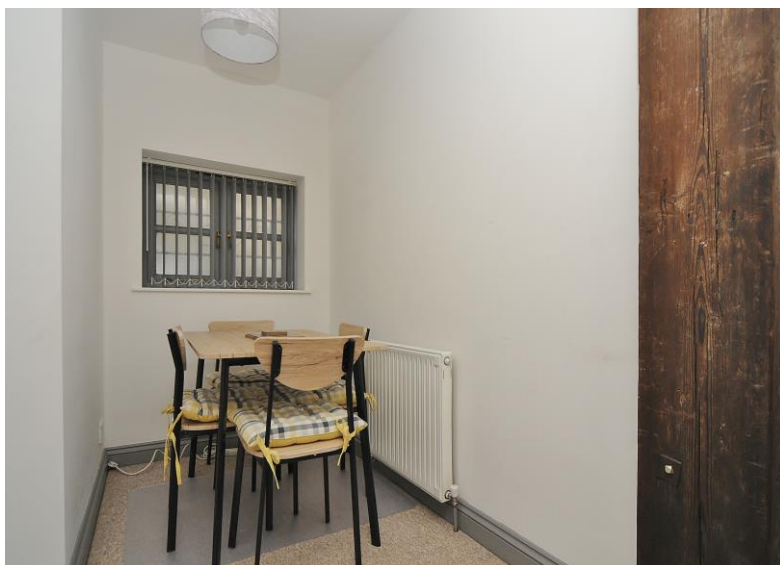


1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

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## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee





We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

