



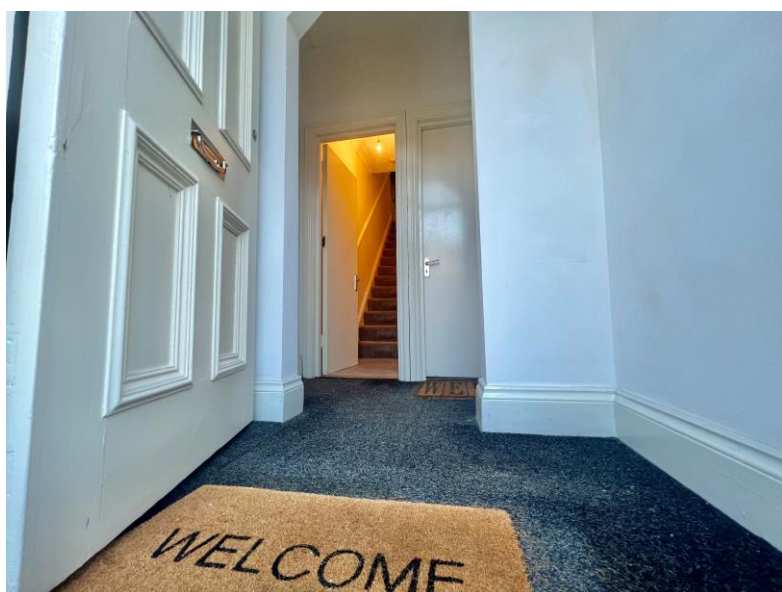
Falcon

01752 600444

FFF 33

Jephson Road, Plymouth, PL4 9ET

Guide Price £120,000-£130,000





In Brief

A lovely 2 bedroomed first floor flat with a balcony / terrace and parking space

Reception Rooms	Large living room		
Bedrooms	2 good sized bedrooms		
Heating	Electric heating	Parking	Allocated parking
Area	486 sq ft	Council Tax	A
Tenure	Leasehold		

Description

Located in this quiet and established residential road is this first floor 2 bedroomed flat. The communal entrance hallway sets the scene well with its well presented decoration.

Off the first floor landing you have a lovely and newly fitted kitchen to the rear. This really is a well fitted stylish room which is extremely bright and sunny. A door leads out to the private balcony / terrace which has a great open outlook across the roof tops towards Plymouth Sound.

Off the main landing there are two good sized bedrooms, a modern and recently fitted shower room and a spacious living room. The property comes with electric heating via wall heaters (new electric consumer unit approx 2 years ago) and upvc double glazing.

Outside to the rear as mentioned the property comes with its own private terrace which catches the sun throughout the day. A metal, recently refurbished staircase takes you down to the allocated parking space to the rear. This really is a great flat in a lovely position just a short distance from Plymouth's city center.

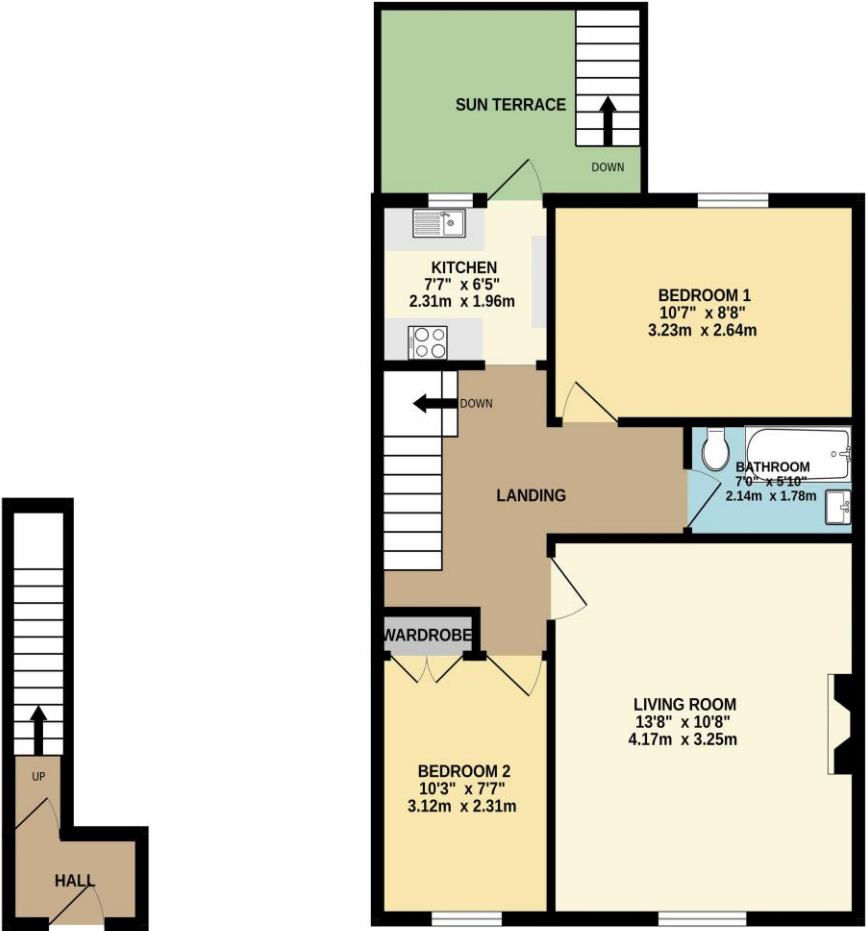
Need A Mortgage?

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

Floor Plans

GROUND FLOOR

1ST FLOOR



Made with Metroplan ©2025





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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

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+) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

