



# Falcon

01752 600444

## 28 Cobham Close

Glenholt, Plymouth, PL6 7FE

Guide Price £400,000 - £425,000







## In Brief

**INVESTORS ONLY ! A fabulous 4 bed semi det family home, being sold with the tenant in situ!**

**Reception Rooms** Living Room & Kitchen/Diner (Bed 4/Office)

**Bedrooms** 4 Bedrooms

**Heating** Gas Central Heating

**Area** 1105 sq ft

**Tenure** Freehold

**Parking** 2 Allocated Parking Spaces

**Council Tax** D

## Description

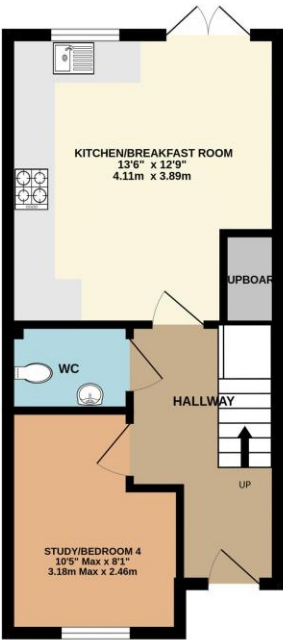
Currently let producing a monthly rental income of £1,150 pcm. The tenants moved into the property in November 2023 and are looking to stay. THIS THEREFORE IS BEING MARKETING TO INVESTORS ONLY !! Located in this exceptional and highly sought area on the northern fringes of Plymouth is this stylish 4 bedroomed semi detached family home. As you approach the house you will see that it is set in a beautiful position overlooking an open central green area, Off the entrance hall you have the fourth bedroom which would also make a perfect office / study. there is a downstairs w/c and a good sized and well fitted kitchen / breakfast room with doors into the rear garden. Off the first floor landing you have the living room to the rear and the main bedroom to the front of the house which has an en-suite shower room. Off the second floor landing there are two further double bedrooms and a family bathroom. The property comes with gas central heating, upvc double glazing and solar panels for ultimate economy! The garden to the rear is a really good size and laid to both patio and lawn. A rear pathway leads through to the two car parking spaces.

**Need A Mortgage?**

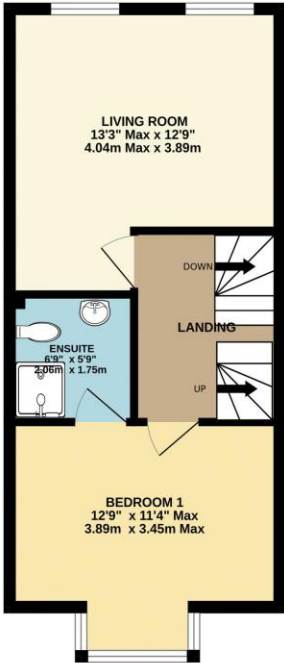
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

# Floor Plans

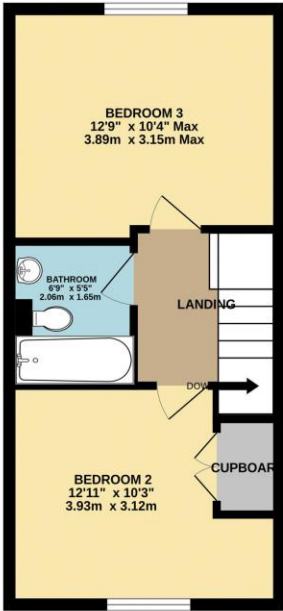
GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 sq.m.) approx.  
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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>		89
(81-91) <b>B</b>	79	
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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