



Falcon

01752 600444

8 Halecombe Road

Saltram Meadows, Plymouth, PL9 7FQ

Guide Price £260,000 - £265,000





In Brief

Modern, Stylish Property in Saltram Meadows

Reception Rooms Open Plan Living Area/Kitchen

Bedrooms 3 Bedrooms

Heating Gas Central Heating

Area 821 Sq Ft

Tenure Freehold

Parking Parking & Garage

Council Tax C

Description

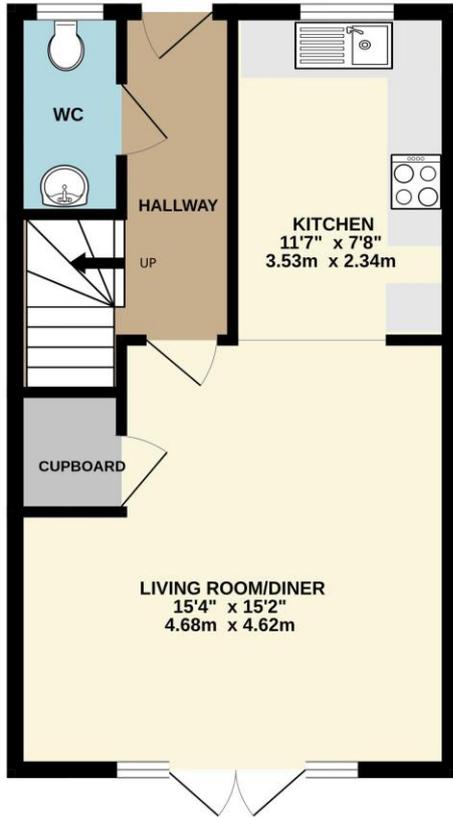
Located in the sought after Saltram Meadow development in Plymstock is this beautifully presented and stylish 3 bedroom semi detached family home with a driveway, garage and garden. On the ground floor there is a lovely spacious open plan living area/kitchen. The living area is a good size with double doors leading out to the rear garden and has space as well for a dining table and chairs. The kitchen area benefits from a lovely modern selection of units with work surfaces over, additional wall mounted units and spaces for appliances. Also on the ground floor there is a downstairs WC. On the first floor the property has 3 bedrooms with the main bedroom benefiting from an en suite shower room comprising of a WC, wash hand basin and a good sized shower cubicle. Also on the first floor you will find the main family bathroom. Externally the house has a superb low maintenance garden which has been transformed by the current owners to create a patio area leading onto an area of artificial grass. The garden as well has a lovely decked area of garden providing a superb entertaining area. It really is a great garden for families or young first time buyers. Also mentioned is the garage and allocated parking space. This is a great house, extremely well presented throughout and ready to move in and enjoy. Call now for more details or to organise a viewing.

Need A Mortgage?

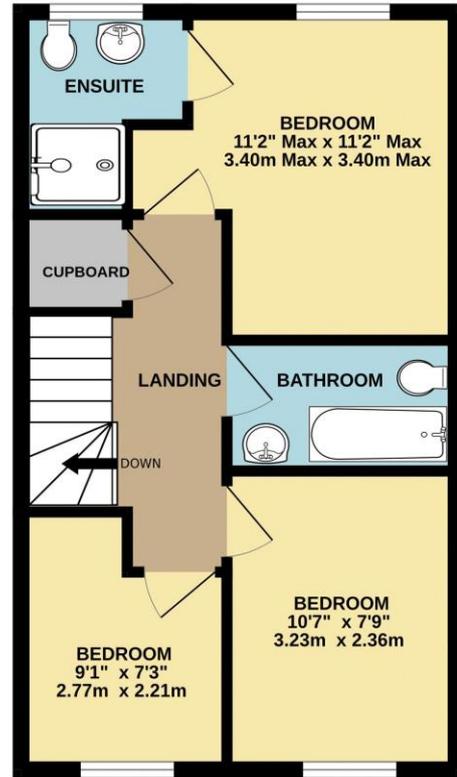
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ours is only £195 paid when you move!

Floor Plans

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 sq.m.) approx.
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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			
(92-100)	A		92
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

