



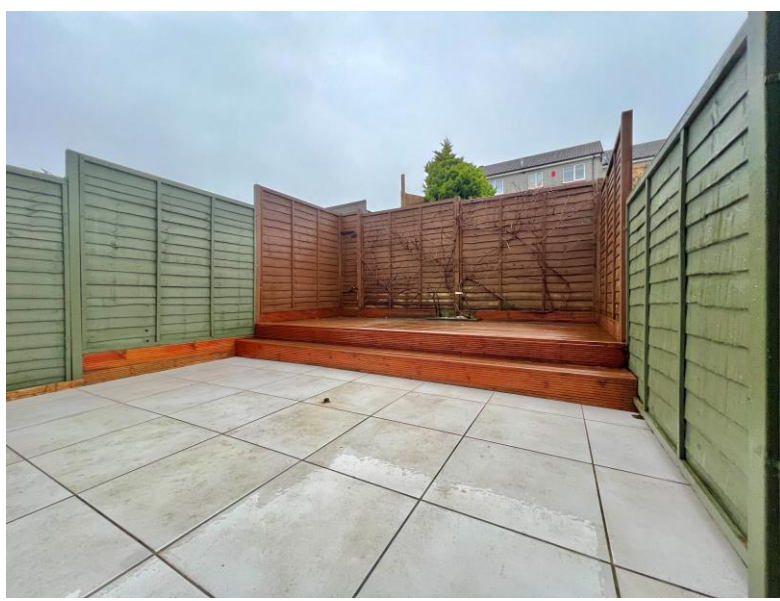
# Falcon

01752 600444

## 24 Telford Crescent

Kings Tamerton, Plymouth, PL5 2BN

Guide Price £180,000 - £190,000







## In Brief

**A gorgeous 2 bedroomed terraced home with lovely enclosed garden.**

**Reception Rooms** Large living room / Dining room

**Bedrooms** Two good sized bedrooms

**Heating** Gas central heating

**Area** 680 sq ft

**Tenure** Freehold

**Parking** Parking spaces on a first come basis.

**Council Tax** B

## Description

This modern two-bedroom terraced house is an ideal choice for first-time buyers seeking a stylish and comfortable living space.

Featuring contemporary design elements, the property boasts an open-plan living room / dining room that maximizes natural light and enhances the sense of space. The well-appointed kitchen includes an integral oven (only 4 months old approx) and hob with a sunny window to the front, this was newly fitted in recent years. Off the first floor landing there are two spacious bedrooms and a stylish contemporary fitted bathroom that is also only a few years old.

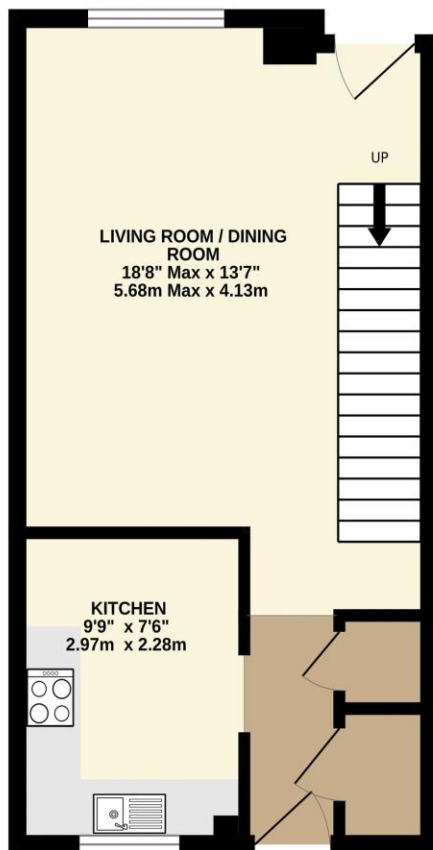
The property comes with gas central heating from a boiler that is only about 3 years old and upvc double glazing. The property is positioned in this quiet tucked away spot close to some good schools and within a short distance of the shops and facilities offered in St Budeaux making it a perfect starter home for those looking to establish themselves in the property market.

**Need A Mortgage?**

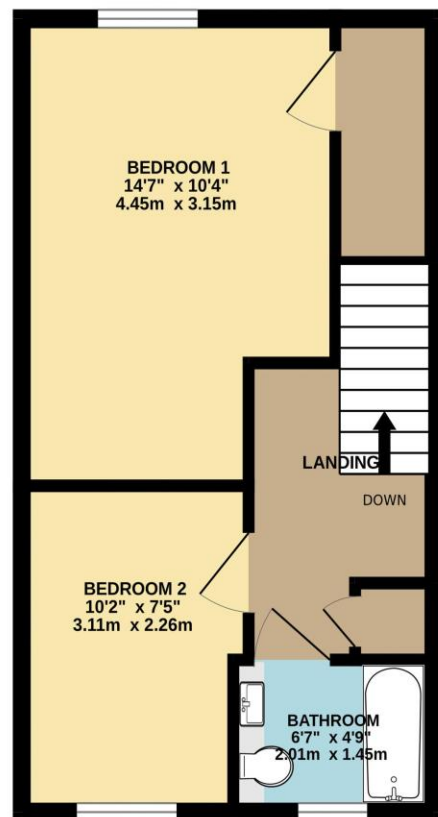
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

# Floor Plans

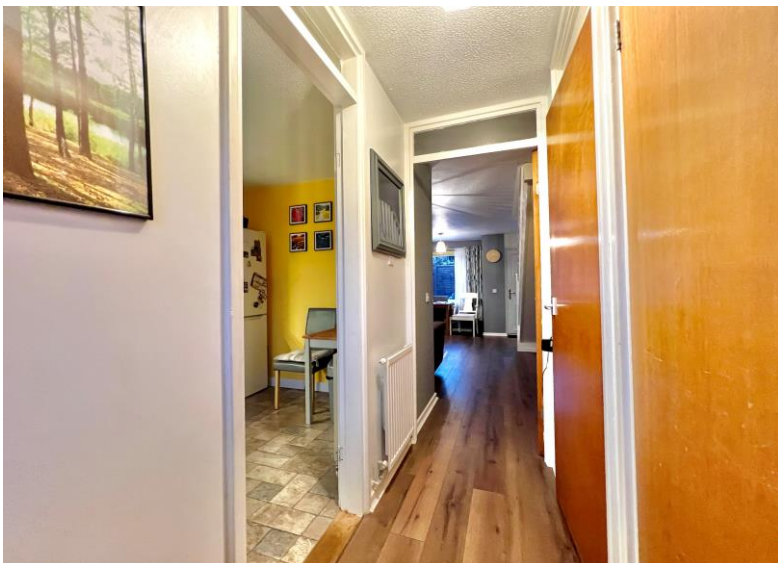
GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	74	
(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
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