



# Falcon

01752 600444

**35 Northumberland Street**

Plymouth, PL5 1AY

**£210,000**







## In Brief

### Mid Terrace Property

**Reception Rooms** Living Room & Dining Room

**Bedrooms** 3 Bedrooms

**Heating** Gas Central Heating

**Area** 1010 Sqft

**Tenure** Freehold

**Parking** Garage and Driveway

**Council Tax** A

## Description

Perfect for families or first-time buyers is this well presented 3 bedroom mid terrace property with a lovely rear garden, parking and a garage.

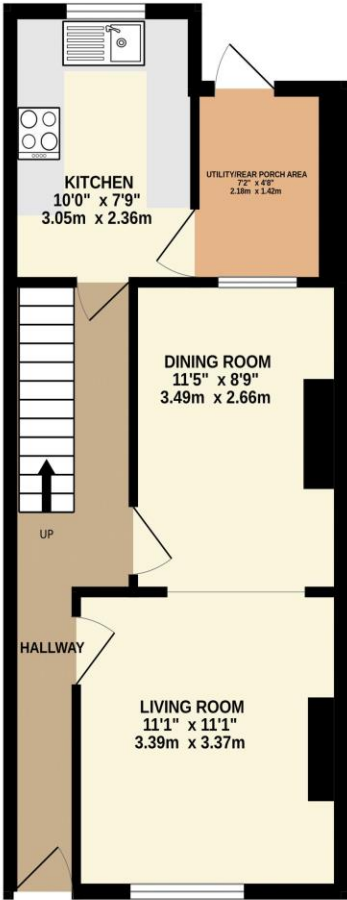
On the ground floor the property offers a living room and separate dining room, while at the end of the hallway is the kitchen, fitted with a range of units with work surfaces over, additional wall mounted units and spaces for appliances. Off of the kitchen a door leads into a rear porch/utility area with access out to the garden. Upstairs, you'll find two good sized bedrooms, one of which at the front is currently being used as a secondary sitting room. The family bathroom is also located on this level and comprises of a WC, wash hand basin and a bath. Outside, the property benefits from a fantastic sized garden which consists of a patio area, leading to a lawned area, a path at the side leads down to the garage and a rear gate leading to a parking area. This home is an ideal choice for those looking for a good-sized property in good condition throughout, making it a great opportunity for first time buyers or families. Call now for more details or to organise a viewing.

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# Floor Plans

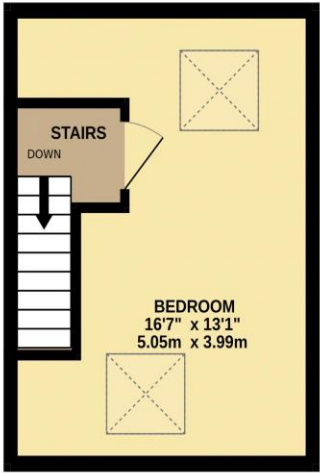
GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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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