



# Falcon

01752 600444

## 5 Avon Close

Plymouth, PL3 6SJ

Guide Price £160,000 - £170,000







## In Brief

### Mid Terrace Property

**Reception Rooms** Living Room/Diner

**Bedrooms** 2 Double Bedrooms

**Heating** Gas Central Heating

**Area** 691 Sqft

**Tenure** Freehold

**Parking** On Street Parking

**Council Tax** A

## Description

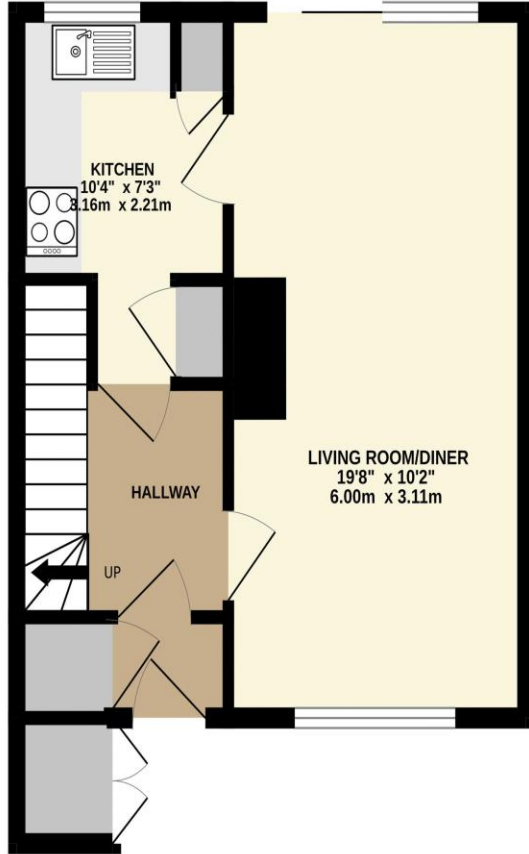
A fantastic opportunity to purchase this two double bedroom property in this popular area of Deer Park. The property is ideally located close to local schools, amenities and only a short distance away from Efford Marsh nature reserve. The house itself would be perfect for first time buyers or a buy to let investment, and has accommodation comprising of on the ground floor a living room/diner, which stretches the full length of the property and has a tilt and turn sliding door to the rear, while there is also the kitchen, fitted with a modern range of units, including base units and additional wall mounted units. On the first floor there are two double bedrooms, along with a modern shower room comprising of a wash hand basin and a walk in shower cubicle. While also there is a separate WC. Externally the property has a small area of enclosed front garden, while to the rear is a patio area leading to a lawned area of garden. The property has use of a parking area to the front which is on a first come first served basis. Contact us now for more information or to organise a viewing on this lovely two bedroom property in this popular residential area.

**Need A Mortgage?**

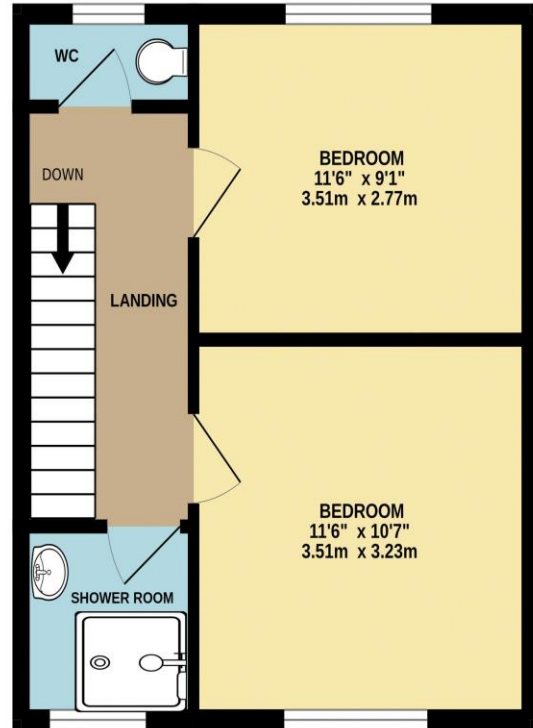
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

## Floor Plans

GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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.**

