



# Falcon

01752 600444

## 49 Alvington Street

Cattedown, Plymouth, PL4 0QL

Guide Price £200,000 - £210,000







## In Brief

### Mid Terrace Family Home

**Reception Rooms** Living Room & Dining Room

**Bedrooms** 3 Bedrooms

**Heating** Gas Central Heating

**Area** 1028 Sqft

**Tenure** Freehold

**Parking** On Street Parking (Permit Restrictions May Apply)

**Council Tax** A

## Description

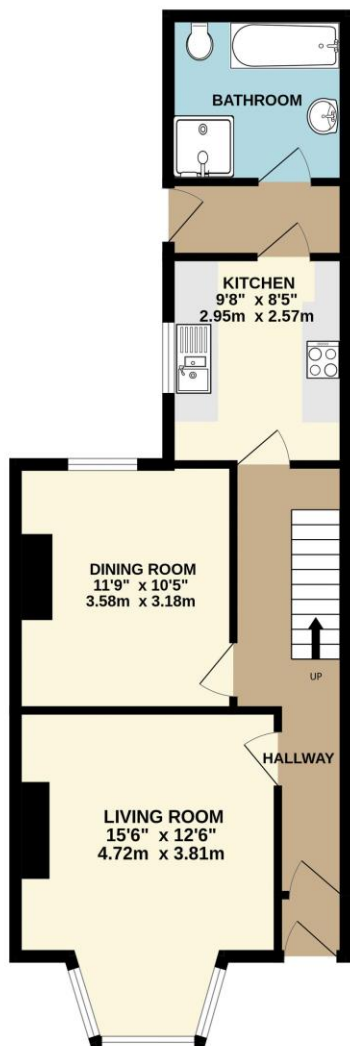
This charming three-bedroom family home is ideally situated in Cattedown, a well-connected area. The property is just over a mile from Plymouth city centre, meaning you're within easy reach of all the shops, restaurants, and entertainment the city has to offer. Local amenities, including schools, parks, and transport links, are also close by, making it a great location for families. The home itself provides a comfortable and versatile living space with 2 reception rooms, and at the end of the hallway the kitchen fitted with a range of base units with work surfaces over. Additional wall mounted units and spaces for appliances. A door from here leads to a rear porch area with a door to the garden and access to the downstairs bathroom, fitted with a white 4 piece suite including a WC, wash hand basin, bath and a shower. On the first floor you will find the three bedrooms with the main room to the front stretching the full width of the property. Externally the property has a low maintenance garden to the rear, providing a great place for entertaining or for the kids to play. This is a perfect property, whether for a first time buyer or young family it is perfectly located for access to amenities, Schools and transport links. Call now for more information or to organise a viewing.

**Need A Mortgage?**

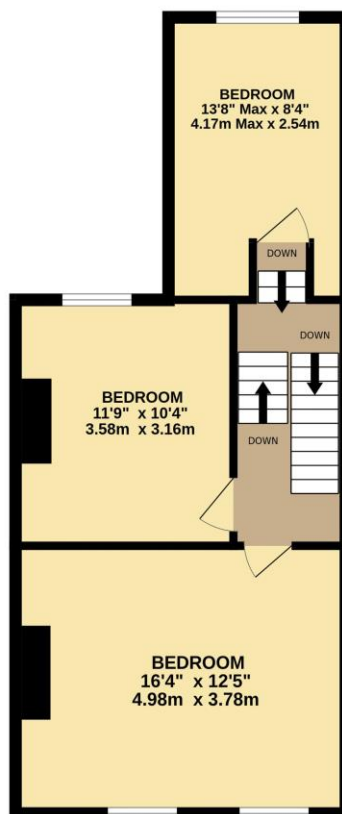
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

# Floor Plans

GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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>		86
(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
WWW.EPC4U.COM		

