



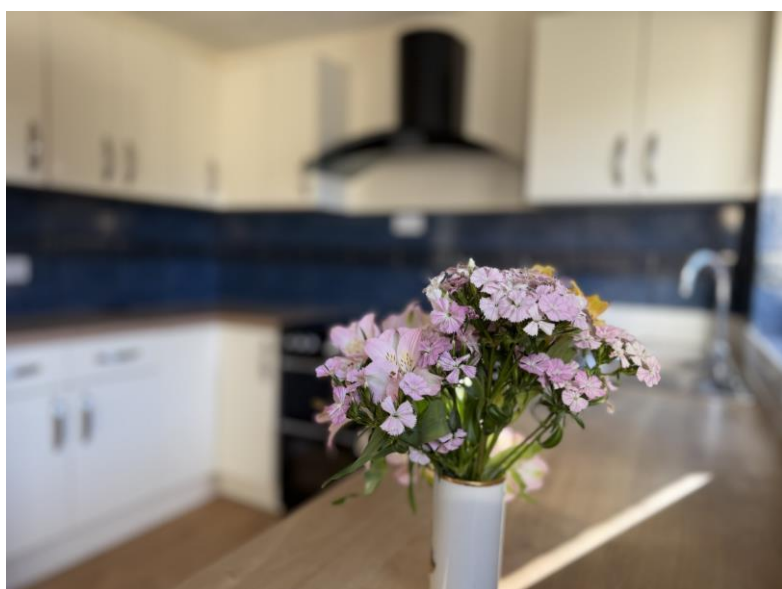
# Falcon

01752 600444

## 44 Rydal Close

Estover, Plymouth, PL6 8TR

Offers in Excess of £210,000







## In Brief

### Mid terraced Chain free property

**Reception Rooms** living room- Dining room

**Bedrooms** 3 Bedrooms

**Heating** Gas central heating

**Area** 809 sq ft

**Tenure** Freehold

**Parking** On street Parking

**Council Tax** B

## Description

Stylish Three-Bedroom Home with South-Facing Garden-ideal for First-Time -Buyers.

This beautifully presented three-bedroom home offers modern living with a range of recent upgrades ,making it an ideal choice for first time buyers. Located close to local amenities, local primary and secondary schools and supermarkets, this property combines convenience with comfort.

The home features a newly fitted kitchen and bathrooms, for a fresh and stylish feel another added benefit is lots of storage and a cupboard housing the washing machine and tumble dryer area and a ground floor W/C. Also newly fitted carpets giving a luxury feel on the stairs and first floor.

The first floor benefits from new double glazing , enhancing energy efficiency and comfort.

The south-Facing garden provides the perfect outdoor retreat and ideal for entertaining.

Being offered to market CHAIN FREE one not to be missed.

**Need A Mortgage?**

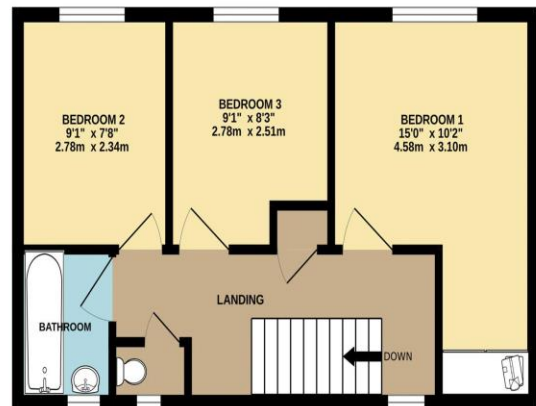
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ours is only £195 paid when you move!**

## Floor Plans

GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.1 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.**

