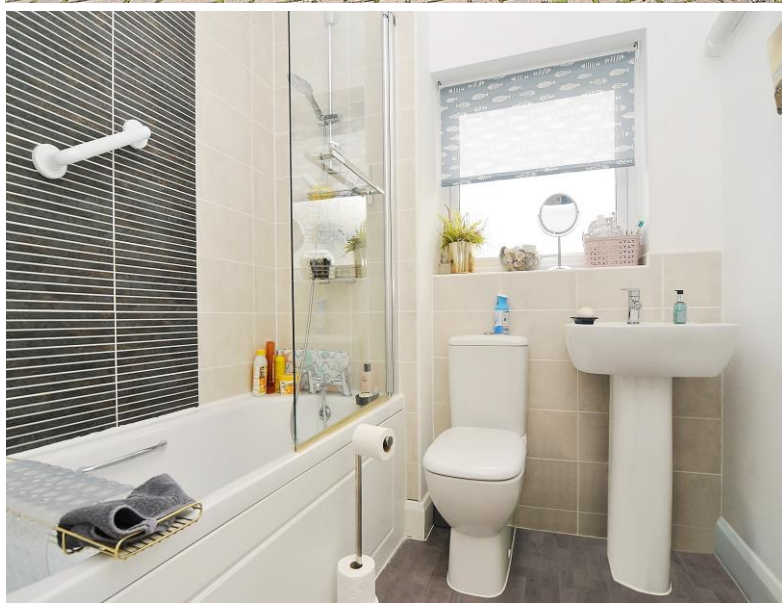




# Falcon

01752 600444

**22 Plymview Close**  
Efford, Plymouth, PL3 6AL  
**£190,000**







## In Brief

### Semi Detached Property

**Reception Rooms** Living Room/Diner & Kitchen

**Bedrooms** Two Double Bedrooms

**Heating** Gas Central Heating

**Area** 680 Sqft

**Tenure** Freehold

**Parking** Two Allocated Parking Spaces

**Council Tax** C

## Description

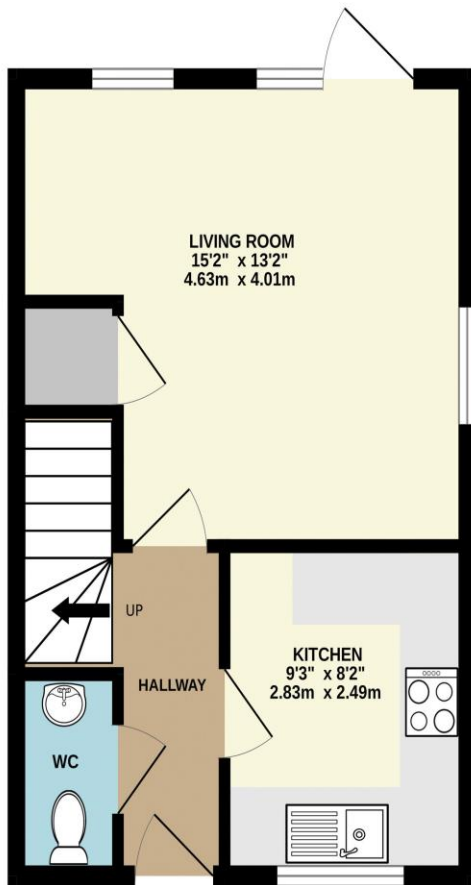
A fabulous opportunity to purchase this two double bedroom semi detached property in this modern development in Efford, ideally situated for access to local shops and a popular primary school. The property benefits from gardens to the front and rear, while also having two allocated parking spaces. The main front door leads into a hallway with doors off to rooms and stairs to the first floor. To the front of the property is the kitchen, which is fitted with a range of base units with work surfaces over, additional wall mounted units and spaces for appliances. To the rear is the living room/diner which is a lovely light room with windows and a door leading out to the rear garden, while there is a useful understairs storage cupboard. Also on the ground floor is a downstairs WC. On the first floor the property has two double bedrooms with one of the bedrooms having an en suite shower room, while also on the landing is the main bathroom. Externally the property has a garden to the front, while a side path leads down to a rear garden. The rear garden is a low maintenance space with patio flooring and flower bed borders. The property also comes with two allocated parking spaces and various visitor spaces as well. This is a superb property ideally located in this convenient residential area close to shops, amenities and schools. Call now for more details or to organise a viewing.

**Need A Mortgage?**

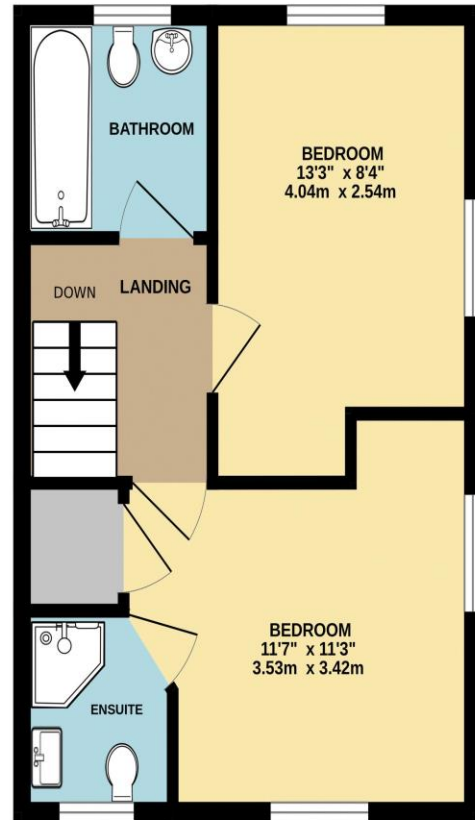
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

## Floor Plans

GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.  
Made with Metropix ©2024



## 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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

**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>		95
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(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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