



Falcon

01752 600444

11A Merafield Farm Cottages

Plympton, Plymouth, PL7 1UJ

£220,000





In Brief

A 2 bedroomed period cottage set within idyllic development. NO CHAIN

Bedrooms 2 Bedrooms

Heating Gas central Heating

Area Approx 870 sq ft

Tenure Freehold

Parking GARAGE plus parking space

Council Tax C

Description

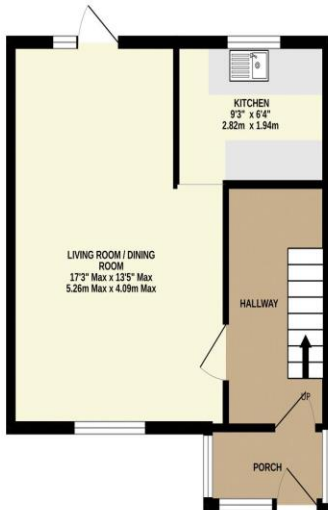
Located within a gorgeous development of 18 barn conversions / period cottages from the mid 1980's in this well cared for 2 bedroomed end terraced property. As you enter the development you immediately get the feeling that you have arrived at somewhere a little bit special, it just has that feel! There is visitor parking available as you come in the main gates, so, park up, and take a stroll. Once in the property you have a hallway that leads into a large living room / dining room with a door leading into the garden, a lovely bright and cheerful room. The kitchen is well fitted with a range of units. Off the first floor landing there is one large bedroom which clearly could be rearranged to create a third bedroom by splitting it subject to any necessary local authority permissions. It is thought that this area used to be two rooms but has been opened up with an archway although we have seen no written evidence of this. Good sized family shower room. There is a staircase that takes you up to the attic bedroom. The property comes with gas central heating and wooden windows with secondary double glazing. The garden to the rear is a lovely area of patio. There is a good sized garage (19'5 x 14'3) which is beside the property positioned beneath a neighbouring property. The property benefits from the large, beautiful 'park like' communal gardens with children play area and seating. There are two outside communal storage sheds / buildings. The property is freehold with an annual payment to the management company for this exclusive development of approx. £420 pa which covers such areas as bin cleaning, gardening and outside communal lighting. This really is a fabulous property on a wonderful development of similar bars. Saltram House is very close by which offers some lovely, easily accessible walks.

Need A Mortgage?

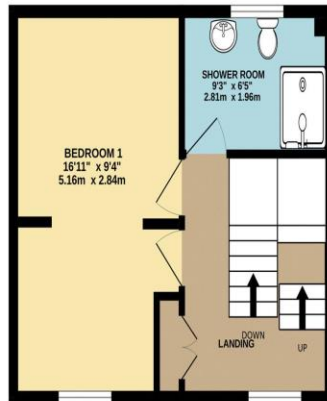
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

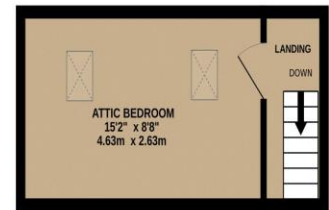
GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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