



Falcon

01752 600444

61 Frontfield Crescent
Southway, Plymouth, PL6 6SA
£190,000





In Brief

Mid Terrace Property

Reception Rooms Living Room & Kitchen/Diner

Bedrooms 2 Double Bedrooms

Heating Gas Central Heating

Area 726 Sq Ft

Tenure Freehold

Parking On Street Parking

Council Tax B

Description

A fantastic opportunity to purchase this 2-bedroom property in Southway, ideally positioned for access to Derriford with the hospital and business park, while also being within reach of local amenities and shops. This is a great property for a first time buyer, young couple or as a buy to let investment, currently rented for £900 pcm. The property has a path leading down to the front door which in turn leads into a hallway, where stairs lead to the first floor and doors off to rooms. The main living room stretches the full length of the house and has a bay window to the rear looking out to the garden. The kitchen/diner is a good-sized room offering plenty of kitchen space and space for a table and chairs. A door from the kitchen leads out to the rear garden. On the first floor there are two double bedrooms (There is an opportunity to convert into a 3 bedroom, similar to neighbouring properties. Subject to planning) Also on the first floor is the bathroom which comprises of a WC, wash hand basin and a bath with shower facilities over. Externally the property has a garden area to the front with a path leading down to the front door. To the rear there is a patio area, with steps down to the lawned area of garden and an area of decking. At the bottom of the garden is a further area of garden with a wooden shed currently in this area. This is a great property, perfect for first time buyers or even as a buy to let investment, as mentioned, currently rented for £900 pcm. Call now for more details or to organise a viewing.

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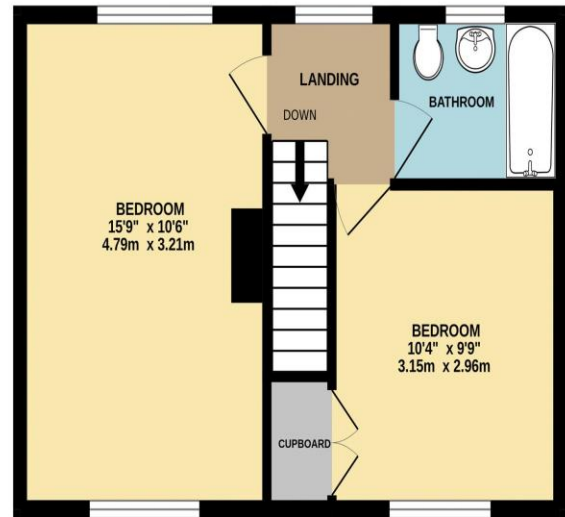
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Floor Plans

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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