



Falcon

01752 600444

5 Monica Walk

Plymouth, PL4 7QW

Guide Price £210,000 - £220,000





In Brief

A gorgeous 2 double bedroomed terraced house with fabulous sunny rear garden. PARKING

Reception Rooms	Large living room / Dining Room		
Bedrooms	2 double bedrooms		
Heating	Gas central heating (new boiler 2021)	Parking	Two allocated parking spaces
Area	665 sq ft	Council Tax	B
Tenure	Freehold		

Description

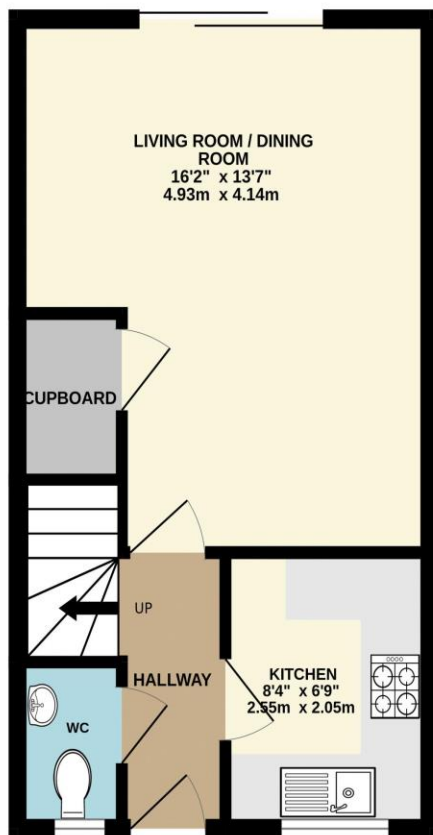
Located in this fabulous central and extremely convenient spot is this really well presented and cared for 2 double bedroomed house that was built around 2001. The property has been with the current owners for about 23 years and they have maintained it well. Off the entrance hallway there is a downstairs w/c and a well fitted kitchen with a good range of units with an integral oven and hob. The living room / dining room is brilliantly bright and sunny with sliding patio doors into the garden and a good sized storage cupboard. Off the first floor landing there are two good sized bedrooms and a modern fitted bathroom. The property comes with gas central heating with a boiler that was replaced in 2021 and annually serviced maintaining it's warranty. It is always such a positive to have a really good, well serviced boiler. Upvc double glazing. Outside to the rear of the house there is a really lovely garden which is mostly laid to lawn with a fabulous patio seating area. A slab path winds down the garden to the back gate. To the rear of the house you have two marked parking spaces, which is so important in this area, parking spaces are like gold dust! The garden really is such a plus, it's not only a good size and well enclosed but has just the perfect southerly sunny aspect. The property is well positioned within walking distance of the city center and Mutley plain offering numerous shops, services and facilities.

Need A Mortgage?

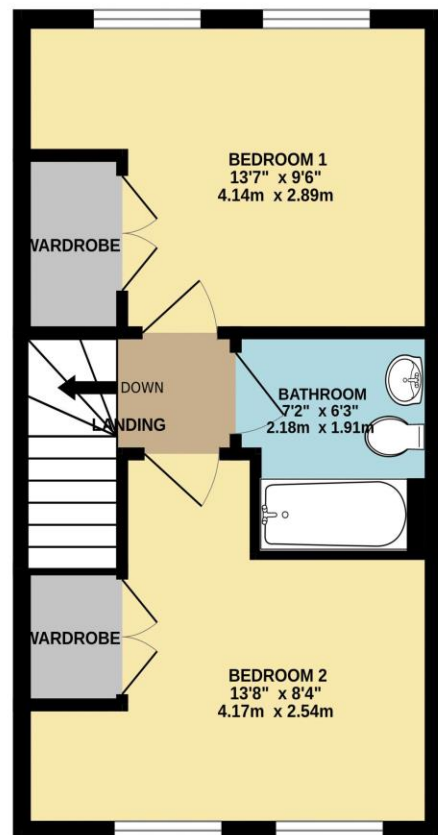
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Floor Plans

GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.
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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		89
(69-80) C	71	
(55-68) D		
(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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