



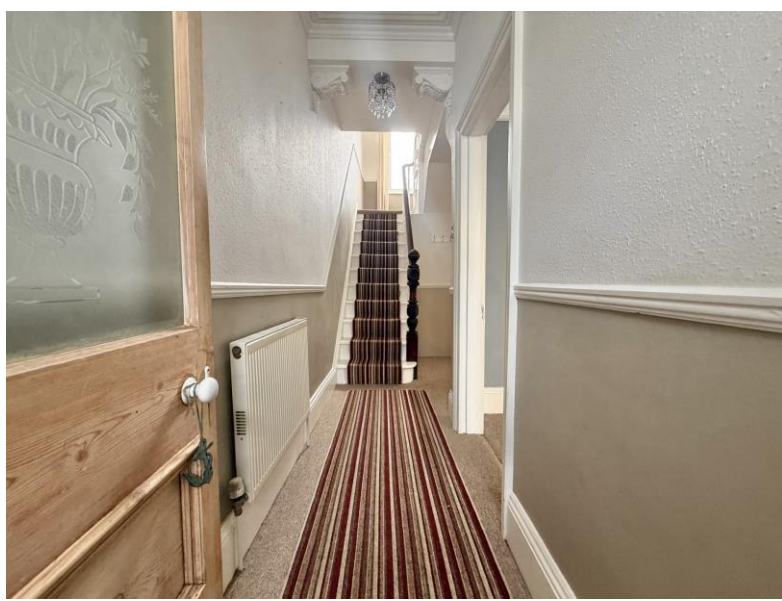
# Falcon

01752 600444

## 21 Durham Avenue

St Judes, Plymouth, PL4 8SP

Guide Price £210,000 - £220,000







## In Brief

### Mid Terraced property

<b>Reception Rooms</b>	Open plan living - Dining room		
<b>Bedrooms</b>	2 Bedrooms		
<b>Heating</b>	Gas central heating	<b>Parking</b>	On Street Parking
<b>Area</b>	793Sqft	<b>Council Tax</b>	B
<b>Tenure</b>	Freehold		

## Description

Located in the sought after location of ST JUDES area, this well presented Two - Bedroom Mid -Terraced period property offers a fantastic opportunity for buyers seeking a characterful home that is being offered to market CHAIN FREE.

The ground floor features a bright and spacious open-plan living room leading seamlessly through to the dining area, creating a sociable and perfect dining space. There is a compact but functional kitchen that offers potential to be relocated to the dining area, providing flexibility for future improvements. Upstairs, you will find Two double bedrooms and a Family bathroom , all in good condition.

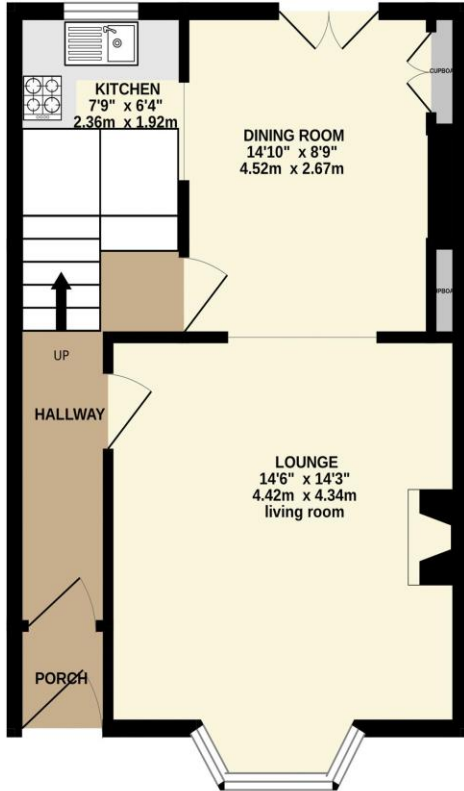
Outside the property benefits from a court yard style garden ideal for low maintenance outdoor space, with access to the service lane and also storage shed. Viewing highly recommended for this CHAIN FREE PROPERTY.

Need A Mortgage?

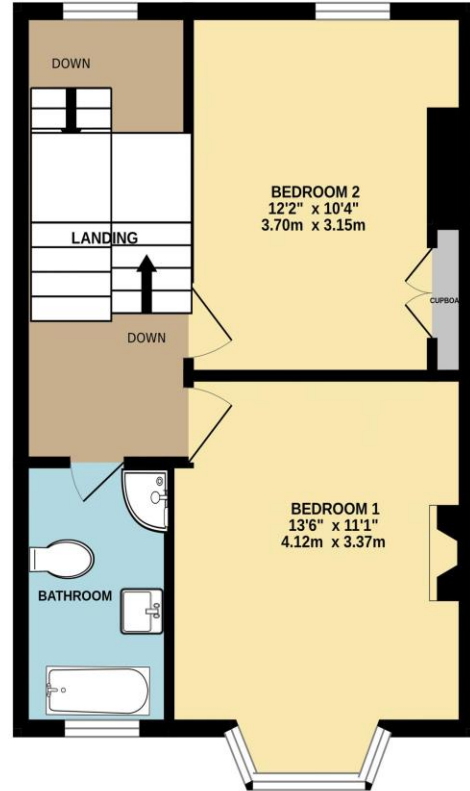
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ours is only £195 paid when you move!

# Floor Plans

GROUND FLOOR



1ST FLOOR



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## Fixed Price Conveyancing

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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+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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
www.epc4u.com		

