



Falcon

01752 600444

60 Wembury Road

Wembury, Plymouth, PL9 8HF

Guide Price £250,000-£275,000





In Brief

Semi- Detached

Reception Rooms Living room

Bedrooms 3 Bedrooms

Heating Gas central heating

Area 765sqft

Tenure Freehold

Parking Off road parking

Council Tax B

Description

Three Bedroom semi detached home on an elevated plot - Chain Free Tucked away location. Nestled in a quiet lane, this three bedroom semi detached property is set on an elevated plot and offers a fantastic opportunity for buyers looking to put their own stamp on a home. With gardens to the front, side and rear, there is plenty of outdoor space to enjoy and potential to further enhance.

The ground floor comprises a spacious living room, a kitchen , separate breakfast room, a WC and a fantastic sun room that opens out to the garden. Up stairs the first floor features three bedrooms and a family bathroom. while the property would benefit from modernisation, it offers huge potential in a desirable, tucked - away location - perfect for those seeking peace and privacy, yet still within easy reach of local amenities.

Offered to the market chain free, this is a rare opportunity to create a lovely home in a great setting.

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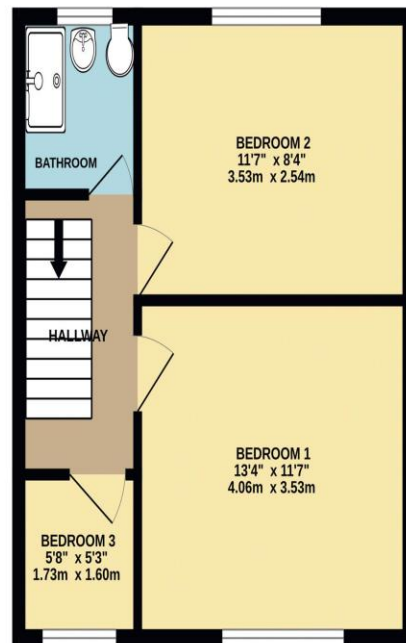
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Floor Plans

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



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



TOTAL FLOOR AREA: 765 sq.ft. (71.1 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		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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