



Falcon

01752 600444

48 Ringmore Way

West Park, Plymouth, PL5 3QQ

Guide Price £210,000 - £220,000





In Brief

Semi- detached

Reception Rooms Living room- dining area

Bedrooms 2 Double Bedrooms

Heating Gas central heating

Area 797sqft

Tenure Freehold

Parking On street parking

Council Tax A

Description

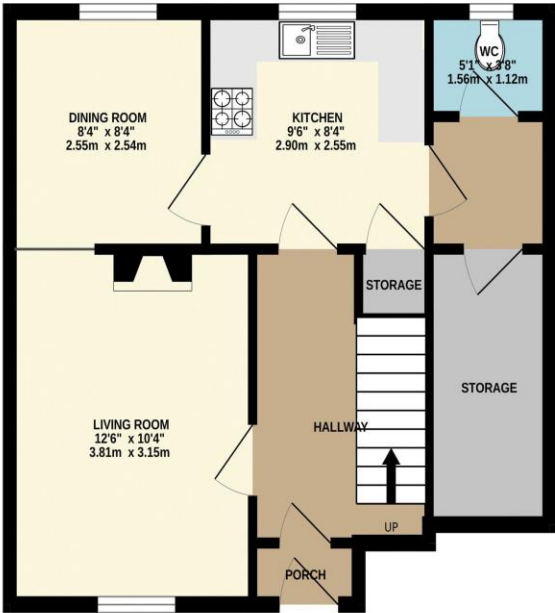
Spacious Two-Bedroom Semi-Detached Home on Generous Plot – Ringmore Way. Situated on a larger-than-average plot in the sought-after location of Wet Park, this two-bedroom semi-detached property offers a fantastic opportunity for those looking to create their ideal family home. While in need of renovation throughout, the property boasts great potential and is brimming with possibilities. Externally, the home is set back with generous front, side, and rear gardens – perfect for keen gardeners or those looking to extend (subject to the necessary planning consents). There is also the potential to create off-road parking, again subject to planning permission. Inside, the ground floor offers a spacious lounge leading through to an open-plan dining area and kitchen. Upstairs, you'll find two large double bedrooms and a family bathroom. This home is ideally located close to well-regarded local schools, a range of amenities, and offers excellent transport links including easy access to the A38, making it perfect for commuters. The property has been owned over 60 years by the same family so the first time on the market. Don't miss this excellent renovation opportunity in a popular and convenient location – early viewing is highly recommended

Need A Mortgage?

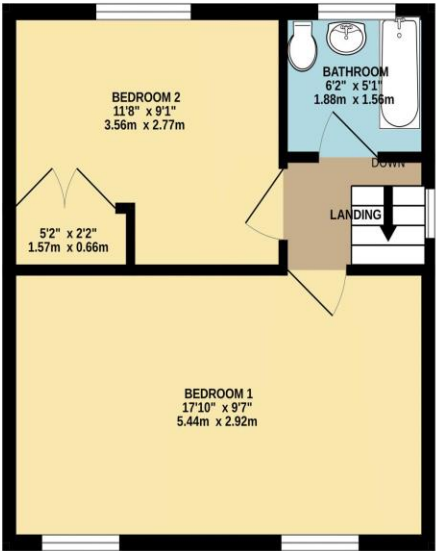
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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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		
(69-80) C		73
(55-68) D	57	
(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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