



Falcon

01752 600444

32 Ivy Drive

Southway, Plymouth, PL6 6FS

Guide Price £280,000 - £290,000





In Brief

Semi detached

Reception Rooms Kitchen - Diner

Bedrooms 3 Bedrooms

Heating Gas central heating

Area 883Sqft

Tenure Freehold

Parking Off road parking for 2 cars

Council Tax C

Description

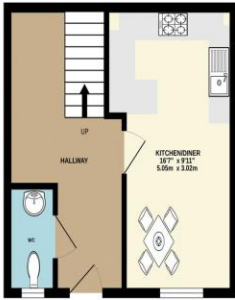
Nestled within a sought-after modern development in the desirable village of Tamerton Foliot, this beautifully presented three-bedroom semi-detached home offers contemporary living across three well-designed levels. Still under warranty and in immaculate condition throughout, the property is perfect for families or professionals seeking a peaceful yet connected location. The ground floor comprises a modern kitchen and dining area, perfect for everyday living, along with a convenient WC. The first floor opens into a bright and airy lounge/living/dining space, featuring patio doors that lead directly onto the private, level rear garden—mainly laid to lawn with a useful side storage section and rear gate access. The upper levels host the bedroom accommodation, with the principal bedroom benefiting from a sleek en-suite shower room. A modern family bathroom serves the additional two bedrooms, which are positioned on a cleverly designed split-level layout, ideal for growing families or guests. Located in a peaceful, tucked-away corner of this popular estate, the home enjoys easy access to nearby schools, local amenities, and the surrounding green spaces and parklands—offering both tranquility and convenience. Early viewing is highly recommended to appreciate the quality and location of this fantastic home.

Need A Mortgage?

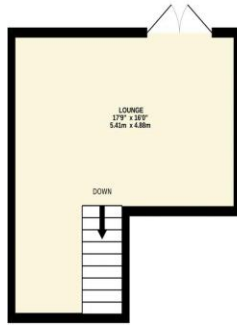
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ours is only £195 paid when you move!

Floor Plans

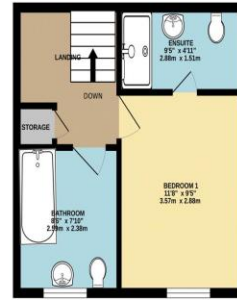
GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



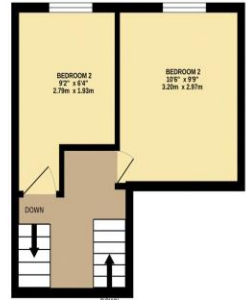
1ST FLOOR
234 sq.ft. (21.8 sq.m.) approx.



2ND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



3RD FLOOR
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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	91	93
(69-80) C		
(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
WWW.EPC4U.COM		

