



# Falcon

01752 600444

## 4 The Retreat

Higher Compton, Plymouth, PL3 6QH

Guide Price £300,000- £325,000







## In Brief

### Spacious Versatile Detached Bungalow

**Reception Rooms** Living - Dining room

**Bedrooms** 3 Bedrooms

**Heating** Gas Central Heating

**Area** 1,497 sqft

**Tenure** Freehold

**Parking** Garage

**Council Tax** C

## Description

A Spacious and Versatile 3-Bedroom Detached Bungalow with Stunning Views Over Egguckland. Set on a generous plot, this beautifully presented Three -bedroom detached bungalow offers flexible living space across three levels, making it an ideal choice for extended families or those seeking a home with versatile accommodation. Accessed via steps to the front porch, the property has a open-plan living and dining area, perfect for entertaining or relaxing, which leads through to a recently refurbished kitchen. The kitchen boasts a modern island unit, extensive workspace, fitted units, and a double-glazed door opening out to the garden. Also on the ground floor is a well-proportioned double bedroom and a family bathroom. Stairs rise to the first-floor loft conversion, which features additional accommodation with a shower room, ideal as a guest suite or for older children. Please note, this level has some restricted head height. Stairs from the main living space also lead down to the lower ground floor, where you'll find a large and versatile room—currently used as an additional bedroom and study area—along with a second bathroom, offering great potential as a private suite or workspace. The property benefits from gas central heating and double glazing throughout. Externally, the bungalow enjoys tiered garden areas with plenty of space to enjoy the outdoors, and lovely views across towards Egguckland. While access is down a fairly steep hill, the property itself sits on a level and manageable plot, with front and side gardens. This is a rare opportunity to acquire a detached home in a sought-after location, offering size, flexibility, and scope for multi-generational living.

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## Floor Plans

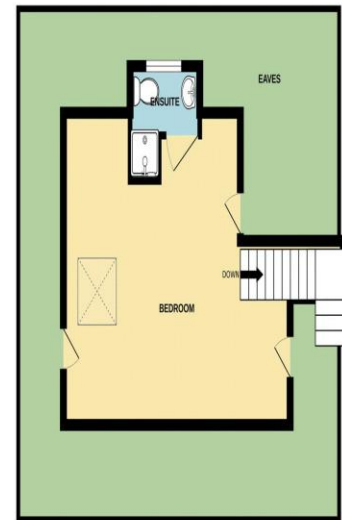
LOWER GROUND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



GROUND FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 1497 sq.ft. (139.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	77
(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
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