



Falcon

01752 600444

8 Laira Avenue

Laira, Plymouth, PL3 6AJ

Guide Price £180,000 - £185,000





In Brief

A two double bed roomed terraced cottage in lovely tucked away spot. Courtyatrdr garden

Reception Rooms Living room and separate dining room

Bedrooms Two double bedrooms

Heating Wood burner

Area 696 sq ft

Tenure Freehold

Parking On street parking

Council Tax A

Description

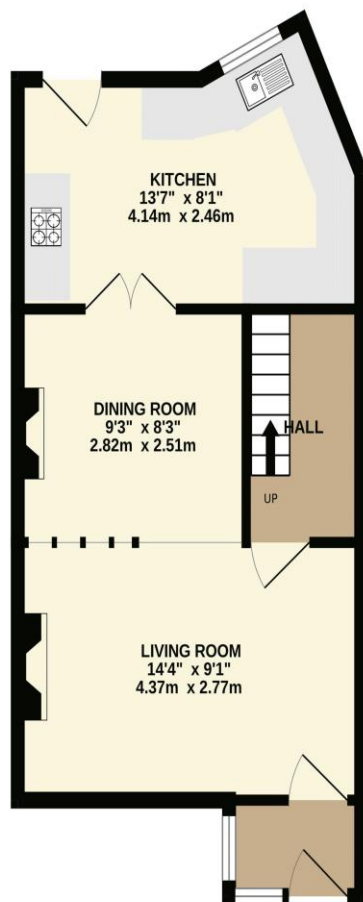
Charming Modernised cottage in a tucked away Cul-de-Sac Tucked away in a peaceful cul-de-sac, this delightful two-bedroom townhouse cottage effortlessly blends character charm with stylish modern living. Recently refurbished by the current owner, the home boasts a high-quality finish throughout, including a brand-new kitchen and bathroom. Step inside to discover a welcoming living room featuring a cosy wood burner—perfect for those colder evenings—as well as a separate dining room ideal for entertaining. The sleek, well-equipped kitchen includes an integrated oven and hob, catering beautifully to modern needs. Upstairs, you'll find two generously sized double bedrooms along with a contemporary, fully fitted bathroom. The property also benefits from UPVC double glazing throughout. Outside, the rear garden is a lovely size, fully enclosed by fencing—perfect for children, pets, or simply enjoying a quiet moment outdoors. Set in a desirable location, this home offers convenient access to excellent local schools, shops, and amenities. Commuters will appreciate the easy reach to Marsh Mills, the A38, and Plymouth city centre, with Sainsbury's just minutes away. This is a fantastic opportunity to own a charming yet modern home in a sought-after area—ideal for first-time buyers, downsizers, or investors alike.

Need A Mortgage?

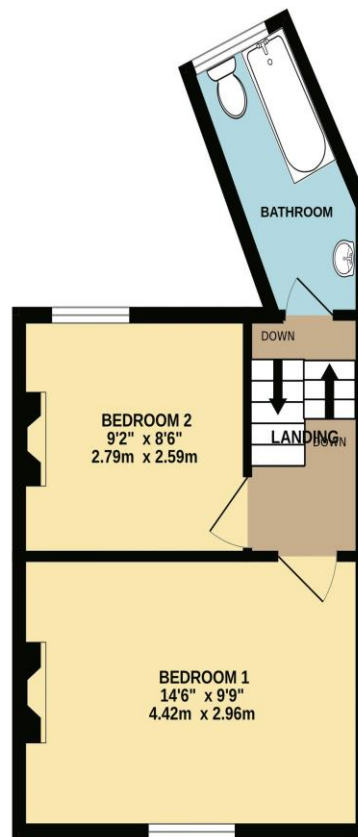
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.

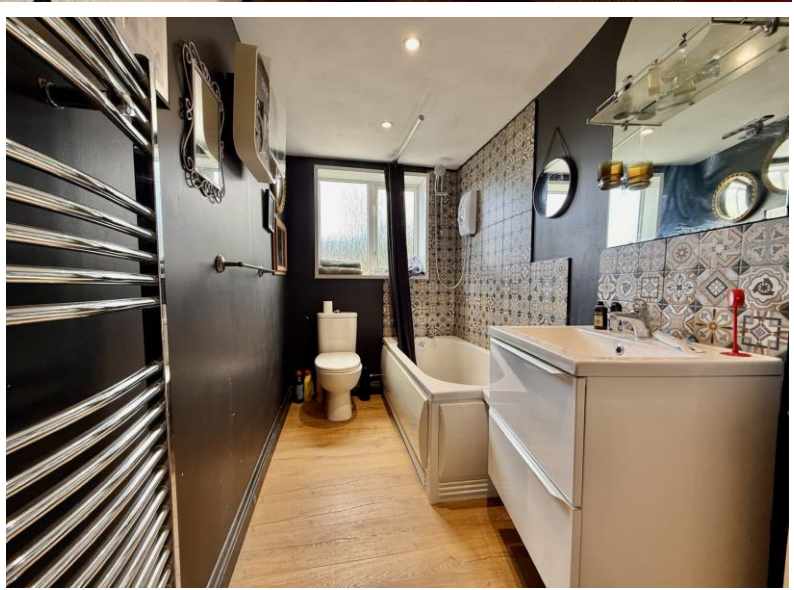


TOTAL FLOOR AREA : 696 sq.ft. (64.6 sq.m.) approx.
Made with Metropix ©2025



Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee



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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

Your home may be repossessed if you do not keep up repayments on your mortgage.

