



Falcon

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61 Ashburnham Road

West Park, Plymouth, PL5 2LS

Guide Price £220,000 - £230,000





In Brief

A fabulous 3 bed semi detached family home with driveway, GARAGE & large garden

Reception Rooms Living room and kitchen / diner

Bedrooms Three bedrooms

Heating Gas central heating

Area 752 sq ft

Tenure Freehold

Parking Driveway and GARAGE

Council Tax B

Description

Situated in a popular and long-established neighbourhood, this much-loved three-bedroom semi-detached family home has been in the same ownership for over 25 years. The property offers generous living space, perfectly suited for growing families or those looking to settle into a welcoming community. At the front of the house is a bright and comfortable living room, while to the rear, a spacious kitchen-diner provides an excellent setting for family meals and everyday living. The kitchen opens into a large conservatory, which in turn leads out to a superb, level rear garden—ideal for both relaxing and entertaining. Upstairs, there are three well-proportioned bedrooms along with a stylish, modern bathroom fitted with an electric shower over the bath. The home benefits from uPVC double glazing throughout and is warmed by gas fires, creating a cosy atmosphere all year round. A good-sized driveway runs along the side of the property and leads to a large single garage, offering plenty of off-street parking and storage. The rear garden is a real highlight—generous in size, level, and perfect for the whole family to enjoy. Located close to the heart of West Park, this property is within easy reach of a range of local shops, schools, and everyday amenities, making it a fantastic choice for families or anyone seeking convenience and comfort in a desirable location.

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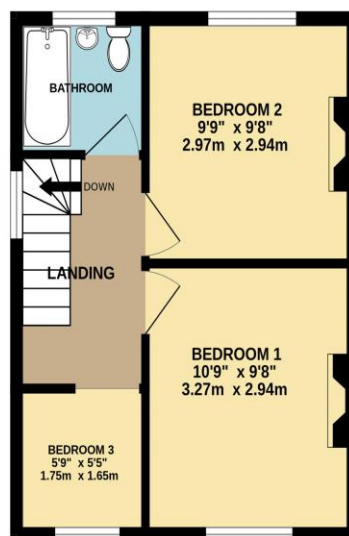
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Floor Plans

GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 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		88
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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