



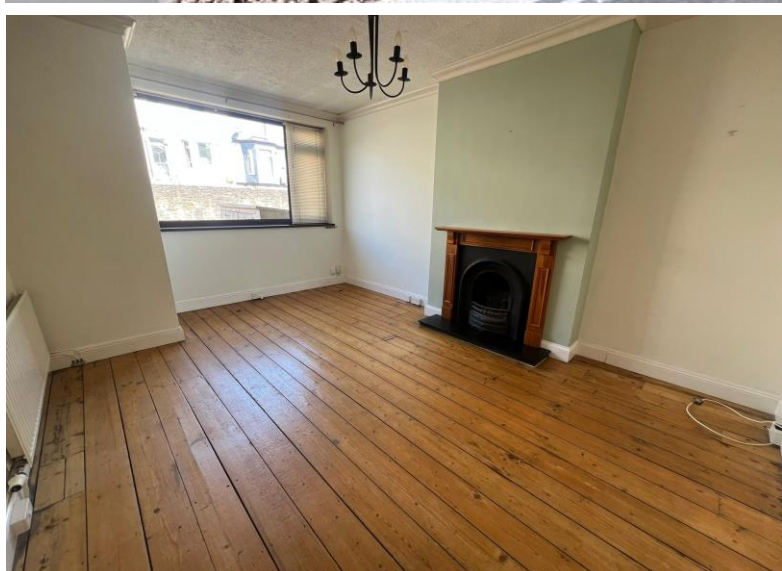
**Falcon**  
lettings

01752 600828

**44 Old Laira Road**

Laira, PLYMOUTH, PL3 6AB

£1,250 pcm



## In Brief

### Two double bedrooms & One single bedroom

Large living room

Open plan kitchen & dining room area

Family bathroom with bath, overhead shower, WC & wash basin

Basement with utility, WC & study

Front & rear outside areas

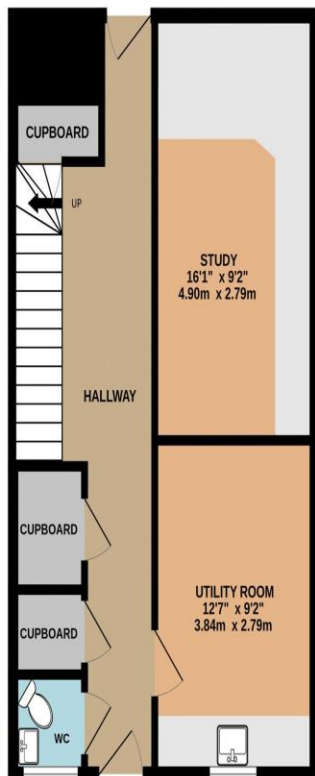
On Street Parking

Council Tax - B EPC - C

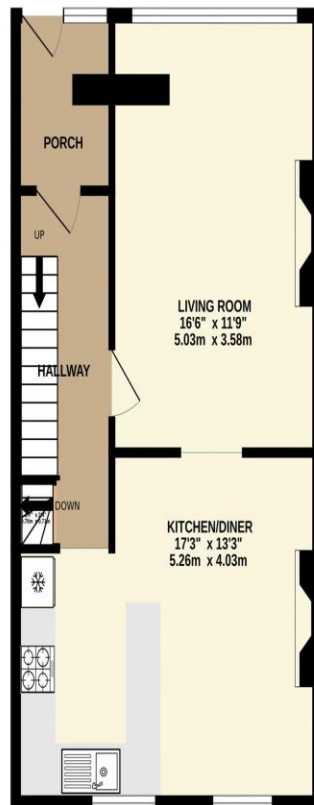
Holding Deposit £288 Total Deposit £1,442

This property will be Fully Managed by Falcon Lettings

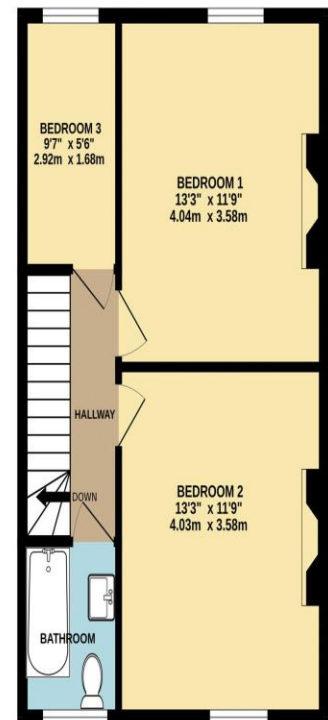
BASEMENT  
480 sq.ft. (44.6 sq.m.) approx.



GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.

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[www.falconlettings.com](http://www.falconlettings.com)

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