



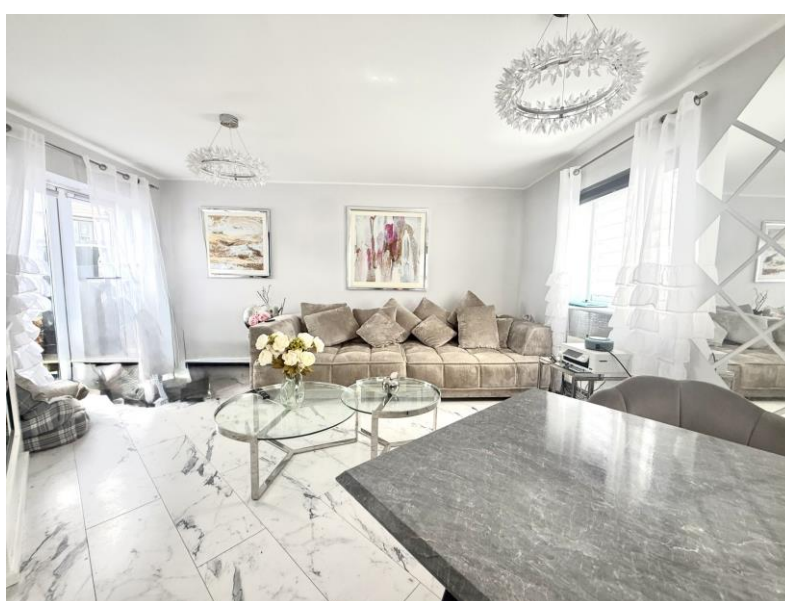
Falcon

01752 600444

6 Brinchcombe Mews

Saltram Meadow, Plymouth, PL9 7FB

Guide Price £270,000- £280,000





In Brief

Beautifully presented Three Bedroom Property

Reception Rooms Living room - kitchen -Diner

Bedrooms Three bedrooms

Heating Gas central heating

Tenure Leasehold

Parking Drive & Garage

Council Tax D

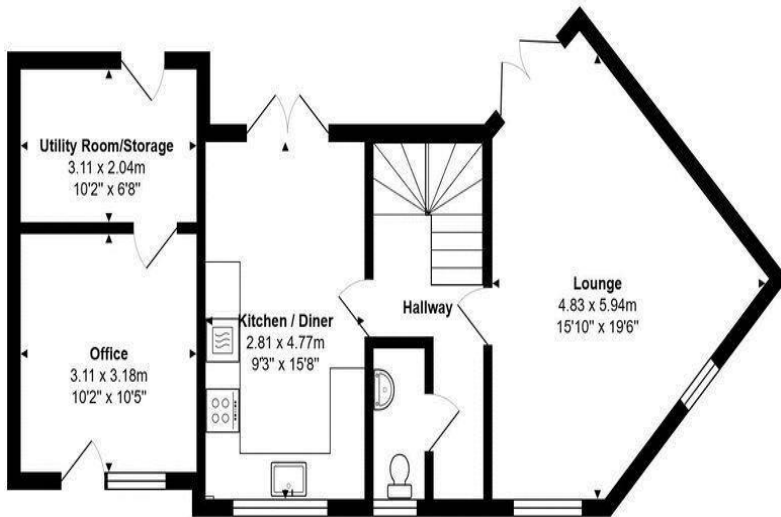
Description

Situated on the ever-popular Saltram Estate in Plymstock, this unique three-bedroom new build offers modern living in a sought-after location. The home itself boasts an irregular and characterful design, setting it apart from more traditional builds while still providing a practical and stylish layout. On the first floor you will find three well-proportioned bedrooms, including a master bedroom with en suite shower room, alongside a modern family bathroom. The ground floor features a spacious living room, a convenient downstairs WC, and a contemporary kitchen/dining room perfect for family life and entertaining. Externally, the property benefits from enclosed, low-maintenance rear gardens, ideal for enjoying the outdoors with minimal upkeep. In addition, the garage has been thoughtfully converted to provide a versatile office and storeroom, perfect for home working or hobbies. Beautifully decorated throughout in a modern, stylish finish, this home is perfectly located close to local schools, amenities, and scenic walks, making it an ideal choice for families and professionals alike. Being offered to market CHAIN FREE, leasehold property.

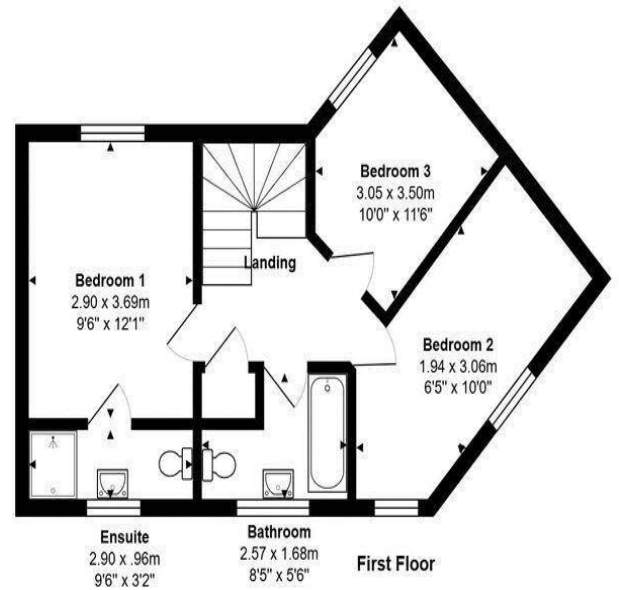
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Floor Plans



Ground Floor



First Floor



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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 | | 93 |
| (81-91) B | 81 | |
| (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 | | |

