



# Falcon

01752 600444

## 40 Kenley Gardens

Ernesettle, Plymouth, PL5 2RE

Offers in Excess of £80,000







## In Brief

### Spacious 1-Bedroom Ground Floor Flat with Private Gardens – Cash Buyers Only

**Reception Rooms** Spacious living room

**Bedrooms** 1 double bedroom

**Heating** Gas central heating

**Area** 379 sq ft

**Tenure** Leasehold

**Parking** On street parking

**Council Tax** A

## Description

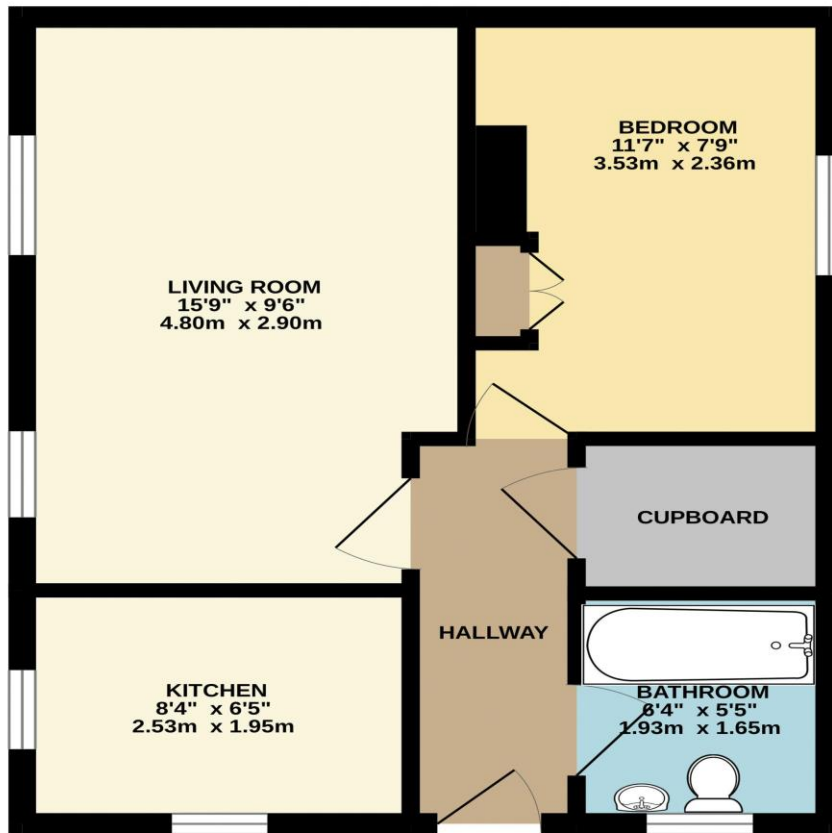
Set in an established and peaceful residential area, this generously sized former local authority ground floor flat offers comfort, space, and attractive outdoor areas. Nicely set back from the road, the property is approached via a colourful front garden that belongs exclusively to the flat. Inside, the welcoming entrance hallway leads to a modern fitted kitchen and a stylish bathroom. The spacious living room and large double bedroom both enjoy plenty of natural light, creating a bright and airy feel throughout. The flat benefits from gas central heating and uPVC double glazing for year-round comfort. To the rear, there's a substantial open garden area, with a section specifically owned by this property – offering the option to install fencing for extra privacy. The front garden is also included, adding further outdoor appeal. Situated on a leafy, tree-lined street, the property is close to local schools and amenities, making it a convenient and pleasant place to live. Please note: Due to the Cornish Unit construction, the property is not considered suitable for mortgage lending and is therefore offered to cash buyers only.

**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  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 379 sq.ft. (35.2 sq.m.) approx.  
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## 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

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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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(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
www.epc4u.com		

