



**Falcon**

01752 600444

## **4 Culdrose Close**

Ernesettle, Plymouth, PL5 2BD

Guide Price £180,000- £190000







## In Brief

### Modern End terraced three bedroom home

<b>Reception Rooms</b>	Living room separate Dining room
<b>Bedrooms</b>	Three Bedrooms
<b>Heating</b>	Gas central heating
<b>Area</b>	859 Sq Ft
<b>Tenure</b>	Freehold

<b>Parking</b>	On street parking
<b>Council Tax</b>	B

## Description

Tucked away in a peaceful cul-de-sac, this well-presented three-bedroom end-terrace home offers both comfort and convenience in the highly sought-after location of Culdrose Close. The ground floor features a welcoming lounge, a separate fitted kitchen leading through to a dining area, and patio doors opening out to a delightful rear garden – perfect for relaxing or entertaining. Upstairs, you will find two generously sized double bedrooms, a further single bedroom, plus a family bathroom and a separate WC. Externally, the property enjoys a private position with communal parking available on a first-come, first-served basis. Residents also benefit from nearby nature walks, excellent local schools, and easy access to the A38 for commuting. This charming home is ideal for families, first-time buyers, or those looking to settle in a friendly and well-connected community.

**Need A Mortgage?**

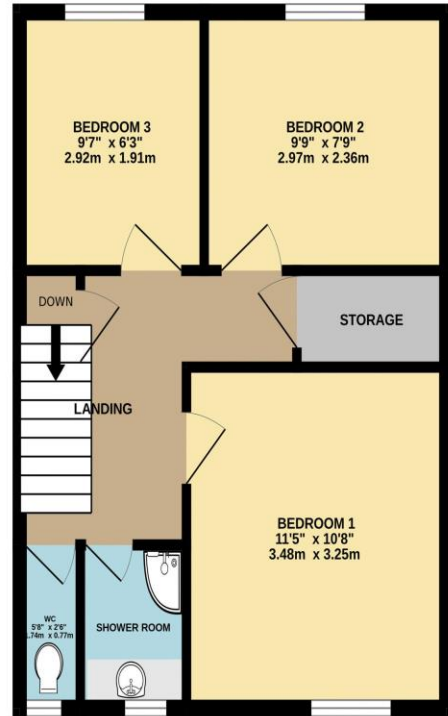
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## Floor Plans

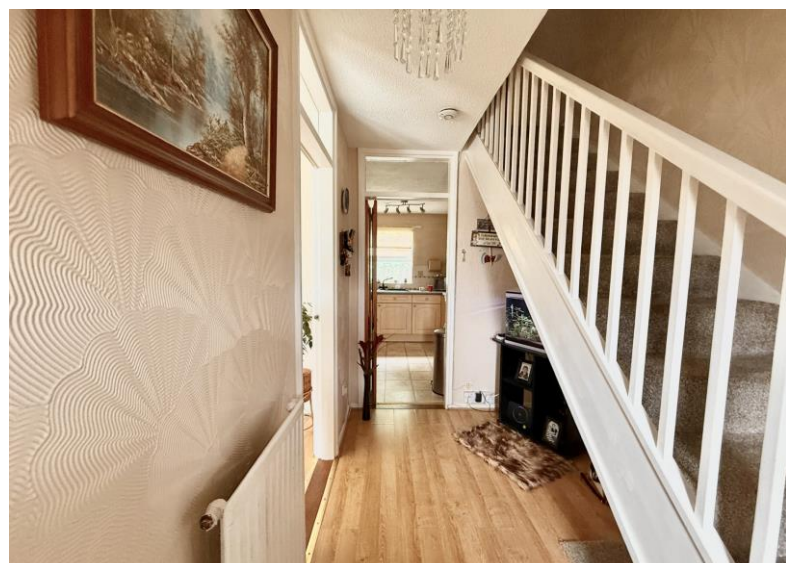
GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.  
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## Fixed Price Conveyancing

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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.**

