



Falcon

01752 600444

25 Coscombe Circus

Plymstock, Plymouth, PL9 7FF

£325,000





In Brief

Modern 4 Bedroom townhouse

Reception Rooms	Kitchen- Dining room - Snug
Heating	Gas central heating
Area	1116 Sq Ft
Tenure	Freehold

Parking	Garage and off road parking
Council Tax	D

Description

Nestled within the sought-after development of Saltram Meadow, this immaculately presented four-bedroom townhouse offers stylish and versatile living across Three impressive floors. Built in 2017, the property has been beautifully designed to combine modern convenience with flexible family living. On the ground floor, you'll find a generously proportioned kitchen/dining/snug area – truly the hub of the home – with patio doors opening out to a fabulous landscaped patio garden, perfect for entertaining and bringing the outdoors in. This floor also benefits from a separate study, ideal for home working, and a cloakroom. The first floor features a bright and spacious living room, which could alternatively be used as a fourth bedroom, alongside a well-sized double bedroom and a modern family bathroom. To the second floor, there are two further bedrooms connected by a stylish Jack & Jill bathroom. The upper levels also boast stunning views, stretching across towards Jennicliffe and out towards the breakwater – a truly enviable outlook. Additional highlights include a garage and two private parking spaces, along with the home's immaculate presentation throughout. This property is a perfect example of modern family living, offering space, flexibility, and outstanding surroundings in a highly desirable location.

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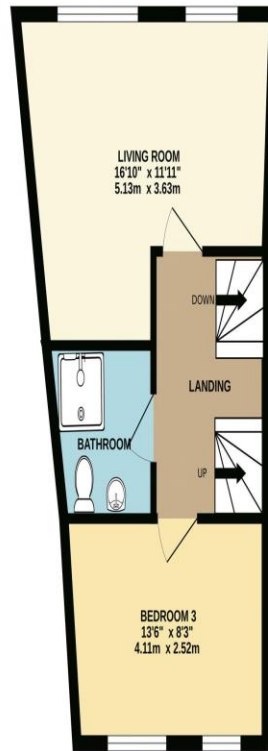
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Floor Plans

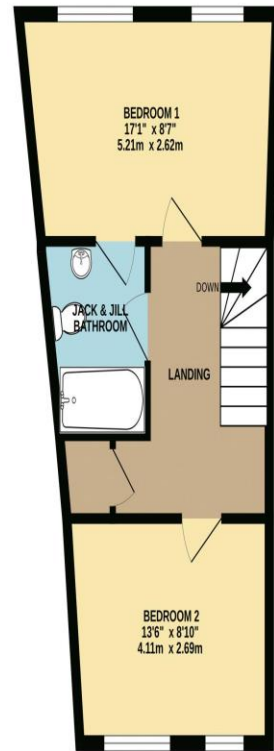
GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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