



# Falcon

01752 600444

## 4 Townshend Avenue

Keyham, Plymouth, PL2 1PA

Guide Price £160,000 - £170,000





## In Brief

### Stylish 2-Bedroom Terraced Home – Perfect First Buy!

<b>Reception Rooms</b>	Large living room + kitchen / diner		
<b>Bedrooms</b>	2 Double bedrooms		
<b>Heating</b>	Gas central heating	<b>Parking</b>	On street parking
<b>Area</b>	782 sq ft	<b>Council Tax</b>	A
<b>Tenure</b>	Freehold		

## Description

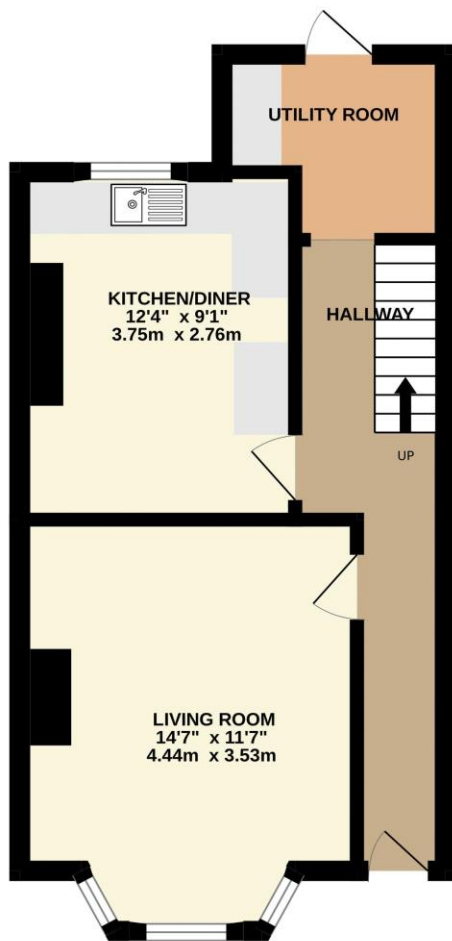
Set in a popular and established residential area, just a short stroll from a well-regarded primary school and local park, this beautifully presented two double bedroom home is ideal for first-time buyers or young families. Step inside to a bright reception hallway leading to a spacious living room at the front and a modern kitchen/diner at the rear – perfect for everyday living and entertaining. A handy utility room provides extra storage and direct access to the garden. Upstairs, you'll find two generous double bedrooms and a modern bathroom with a corner bath and electric shower. The property benefits from gas central heating and uPVC double glazing throughout. Outside, the sunny courtyard garden has been finished with low-maintenance artificial grass, creating the ideal spot for al fresco dining, relaxing, or a safe play area for children. With its excellent location, modern interiors, and welcoming feel, this home ticks all the boxes for easy, stylish living.

Need A Mortgage?

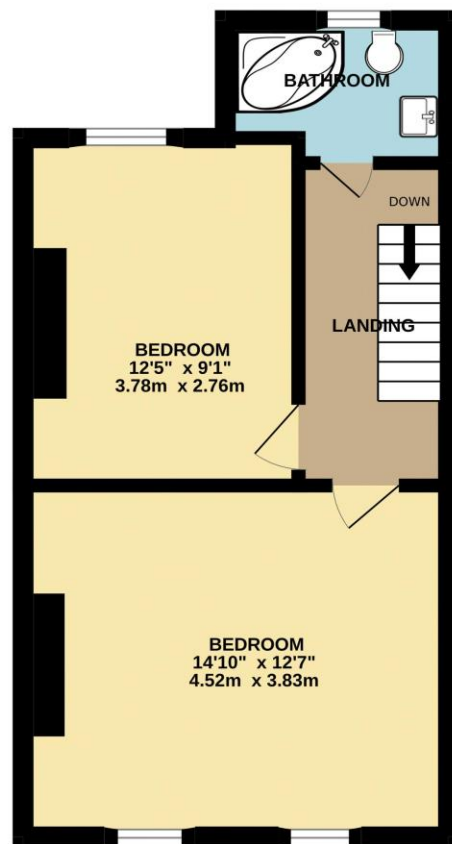
Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!

## Floor Plans

GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.

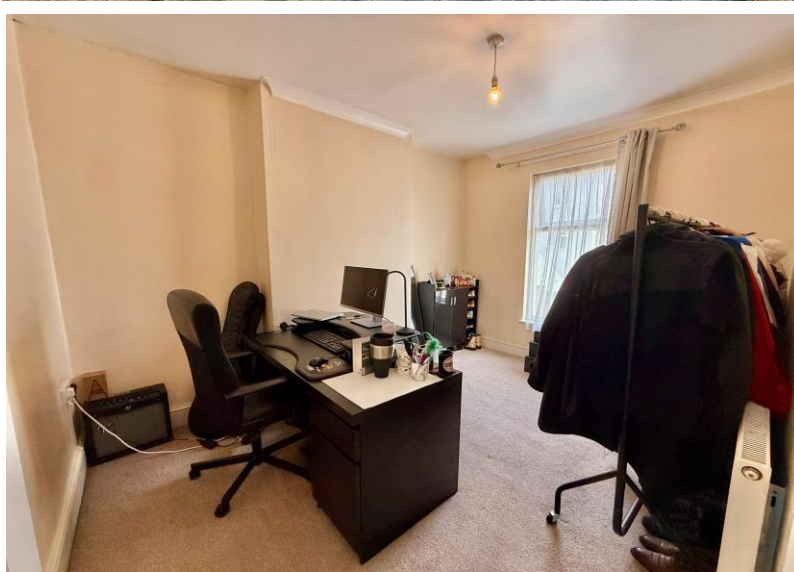


TOTAL FLOOR AREA: 783 sq.ft. (72.7 sq.m.) approx.  
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## Fixed Price Conveyancing

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.**

