



Falcon

01752 600444

26 Batts Combe Mews

Plymstock, Plymouth, PL9 7GJ

Guide Price £150,000 - £160,000





In Brief

Modern Living with great Estuary Views – 1-Bed Second Floor Flat

Reception Rooms Large living room / dining room

Bedrooms Large double bedroom

Heating Gas central heating

Area 631 sq ft

Tenure Leasehold

Parking Allocated parking space

Council Tax B

Description

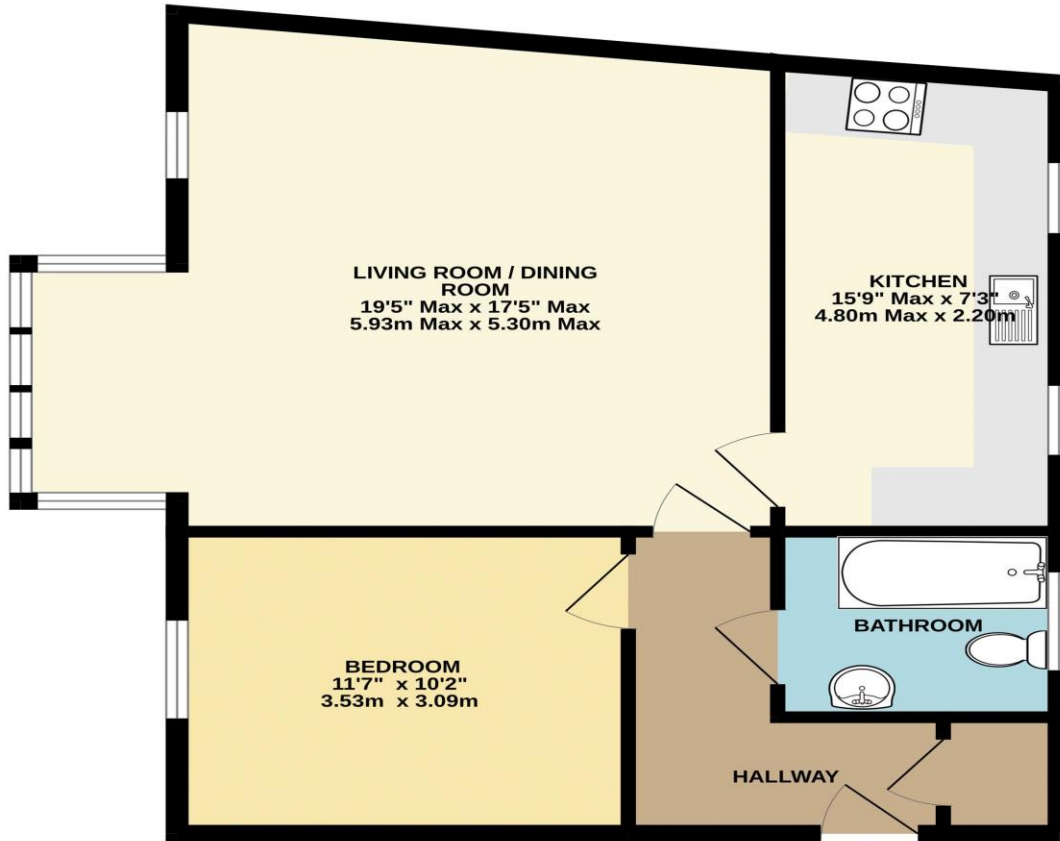
Set on the edge of a sought-after Persimmon Homes development, this beautifully presented 1 double bedroom second-floor flat offers stylish, easy living in a fantastic location. Built in 2021 and hitting the market for the first time, this is your chance to own a contemporary home with a lovely estuary view. Step inside to a spacious private hallway, setting the tone for the light-filled, modern interiors throughout. The bedroom is a generous double with a great outlook over the Embankment Estuary – wake up every day to this water view. The bathroom is sleek and contemporary, fitted with a modern suite and a mixer shower over the bath – perfect for winding down after a long day. The heart of the home is the open-plan living and dining room, a standout space with a charming bay window that frames the great outlook. The kitchen is stylish and well-equipped, featuring a smart range of fitted units along with an integrated oven and hob – ideal for cooking and entertaining. Additional features include gas central heating, uPVC double glazing, and your own allocated parking space, with extra visitor parking available. Situated just moments from the heart of Plymouth, you'll enjoy easy access to shops, amenities, and local services, while Plymouth City Centre is just a short journey away. A perfect first-time buy, investment or downsize option – move-in ready and waiting for you. Don't miss out on this gem with a view!

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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.
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Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee



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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		
(81-91) B	83	83
(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		

