



Falcon

01752 600444

FFF 25

Pounds Park Road, Plymouth, PL3 4QP

Guide Price £140,000-£150,000





In Brief

Well presented 2 bedroom apartment in Peverell

Reception Rooms Living room

Bedrooms 2 bedrooms

Heating Gas central heating

Area 637SQFT

Tenure Share of Freehold

Parking Off road parking for motorcycle
small car

Council Tax A

Description

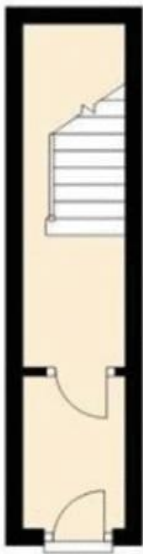
Located on the sought-after Pounds Park Road in the popular Peverell area, this charming first-floor flat offers a fantastic opportunity for first-time buyers or investors alike. The property is accessed via a communal entrance, with a private door and staircase leading to the first floor. Inside, the accommodation comprises a spacious living/dining room, a well-appointed kitchen, a separate bathroom, one double bedroom, and one single bedroom. From the kitchen, a wrought iron spiral staircase provides access to the private courtyard garden. Uniquely, this space is versatile enough to accommodate a small car or motorbike, offering the benefit of off-road parking if desired. Perfectly positioned close to Central Park, local shops, and amenities, the flat also boasts excellent transport links into Plymouth City Centre. With its blend of character, practicality, and location, this property makes an ideal home for a couple or single occupier, as well as a smart investment opportunity.

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

Floor Plans

Ground Floor
Approx. 7.2 sq. metres (77.2 sq. feet)

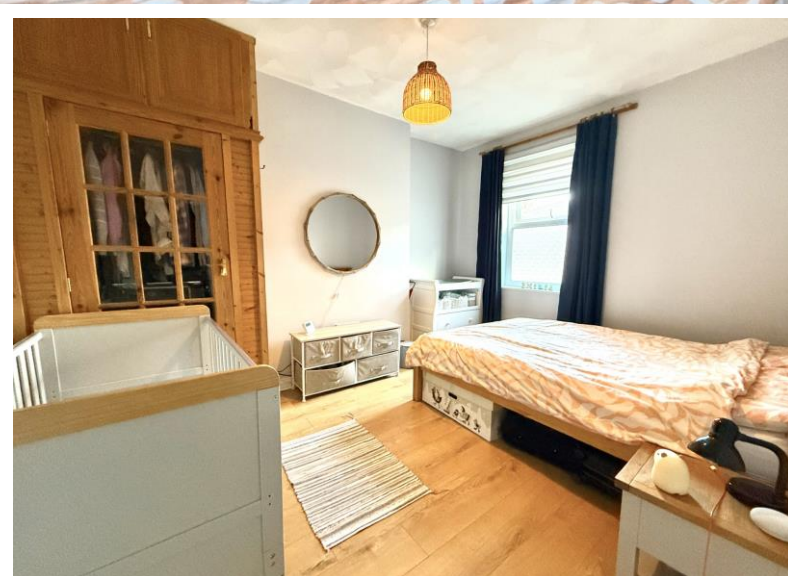


First Floor
Approx. 52.0 sq. metres (560.2 sq. feet)



Total area: approx. 59.2 sq. metres (637.4 sq. feet)





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+) A		
(81-91) B		
(69-80) C	72	78
(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
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