



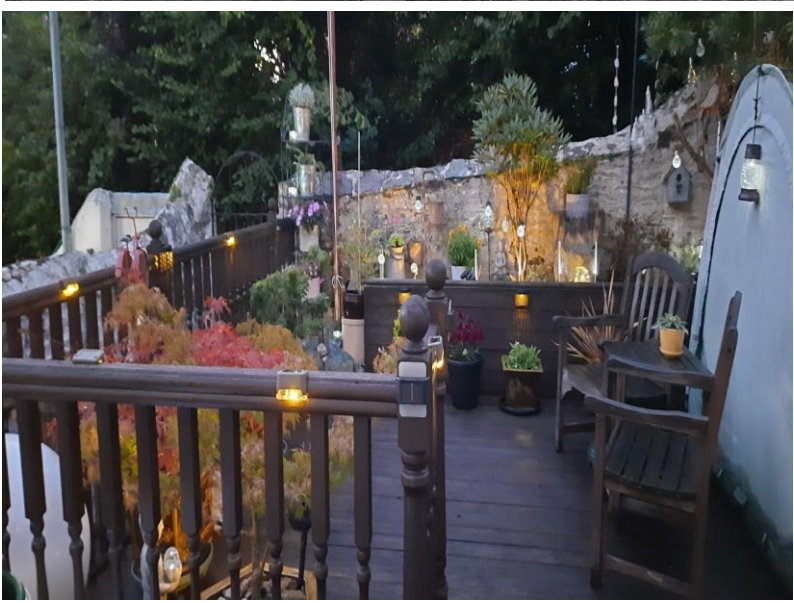
Falcon

01752 600444

11 Park Road

Lower compton, Plymouth, PL3 5DR

Guide Price £290,000 - £300,000





In Brief

Beautifully presented Mid terraced elevated period property

Reception Rooms Living room- Dining room

Bedrooms Three bedrooms

Heating Gas central Heating

Tenure Freehold

Parking On street parking

Council Tax B

Description

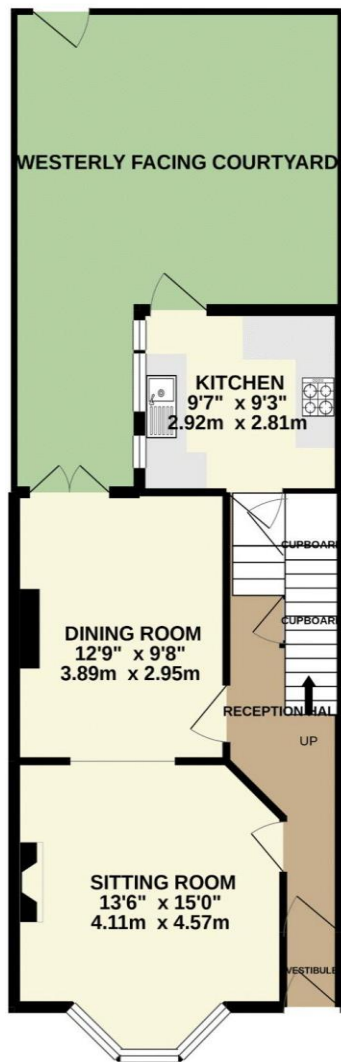
This spacious mid-terrace elevated home offers a perfect blend of period charm and modern living, boasting original features throughout alongside stylish updates. Situated in a desirable elevated position, the property is deceptive in size and beautifully presented, with the added benefit of flat rear access and a westerly-facing private courtyard garden—perfect for relaxing or entertaining. The accommodation begins with an inviting entrance hall and inner hallway, with stairs leading to the first floor. The sitting room features a large bay window to the front elevation with original mouldings, ceiling detail, and a Victorian fireplace, while the adjoining dining room enjoys a modern fireplace with electric fire, recessed storage cupboards, and French doors opening to the rear garden. The modern fitted kitchen offers a matching range of base and eye-level units with ample work surfaces, space for an American-style fridge freezer, and a stylish, practical finish. Upstairs, the property benefits from three bedrooms—two doubles and a single—along with a modern family bathroom comprising a panelled bath, enclosed shower cubicle, WC, and wash hand basin. A recently installed Worcester combination boiler further enhances efficiency. Externally, the home features a beautifully enclosed rear garden with a westerly aspect, creating a delightful sun trap, while the elevated position to the front provides pleasant outlooks. Further features include double glazing, gas central heating, and freehold tenure. The property is in excellent decorative order throughout, making it a superb family home in a sought-after location.

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Floor Plans

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(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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