Falcon

01752 600444

67 Cookworthy Road

Plymouth, PL2 2LH

Guide Price £200,000 - £210,000

In Brief

Fabulous 9 year old 2-Bedroom Semi-Detached Home on a Beautiful Tree-Lined Road

Reception Rooms	Large living room / dining room.
Bedrooms	2 Double bedrooms
Heating	Gas central heating
Area	710 sq ft
Tenure	Freehold
Parking	Two allocated parking spaces
Council Tax	B

Description

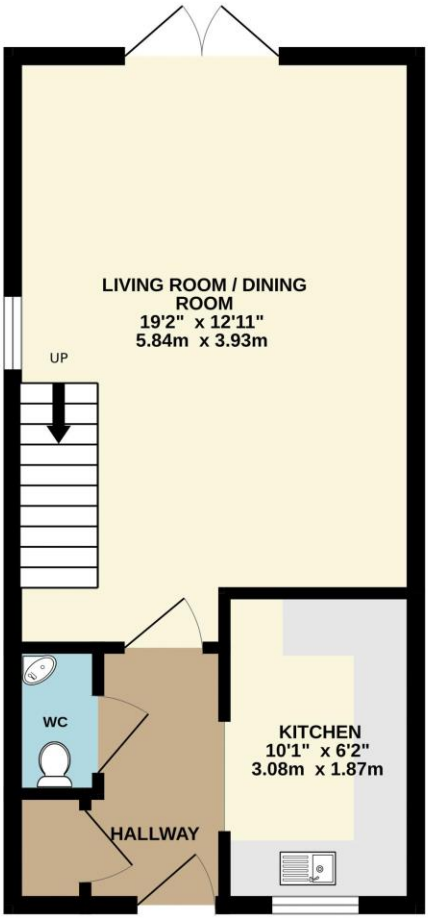
Built just nine years ago by Barrett Homes, this stylish property still benefits from its 10-year NHBC guarantee — offering peace of mind as well as modern comfort. Set on a lovely tree-lined road within a contemporary development, the home enjoys the best of both worlds: a modern setting in an established residential area. Perfectly positioned close to excellent schools for all ages, this home features a spacious living room with Double opening doors opening onto the garden, a well-fitted modern kitchen complete with integrated oven and hob, and a handy downstairs WC. Upstairs, you'll find two generous double bedrooms, a sleek family bathroom, and a private ensuite shower room to the main bedroom. The property benefits from gas central heating and uPVC double glazing throughout. The enclosed rear garden offers a wonderful private retreat, featuring a large patio area perfect for outdoor dining and an easy-maintenance lawn with artificial grass. Steps lead up to two dedicated parking spaces at the rear. With its smart design, convenient location, and move-in-ready condition, this home is an ideal first-time buy — or a fantastic opportunity for downsizers or investors alike!

Need A Mortgage?

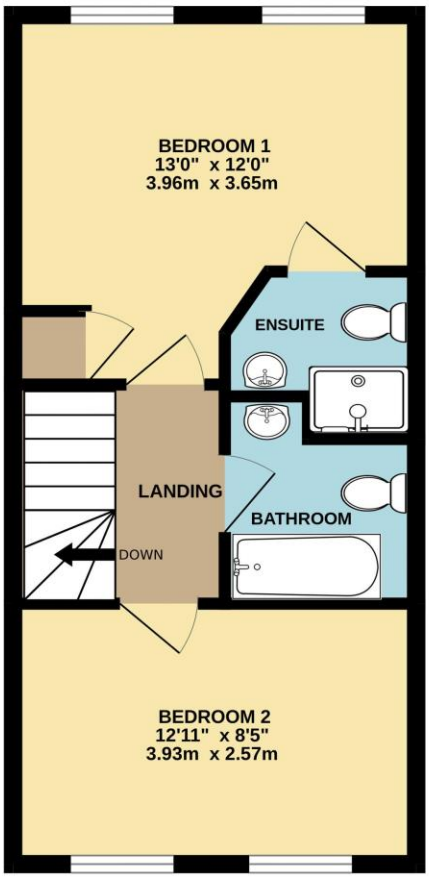
Don't pay more than you need to for your mortgage advice: ours is only £195 paid when you move!

Floor Plans

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (65.9 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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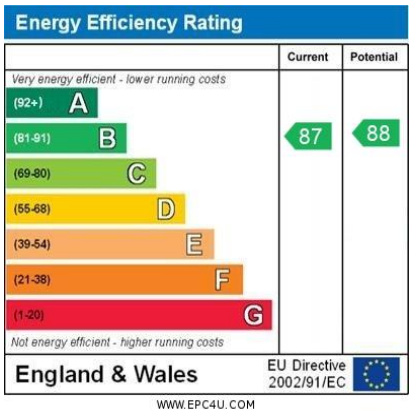
Your home may be repossessed if you do not keep up repayments on your mortgage.



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