



Falcon

01752 600444

62 Hollycroft Road

Higher compton, Plymouth, PL3 6PR

Guide Price £250,000 - £260,000





In Brief

Stylish newly refurbished 1930s Det Bungalow with 2 double beds. NO CHAIN !

Reception Rooms	Large living room / dining room		
Bedrooms	2 double bedrooms		
Heating	New Gas central heating with 7 year warranty!	Parking	Driveway parking Plus EV charging point !
Area	573 sq ft	Council Tax	C
Tenure	Freehold		

Description

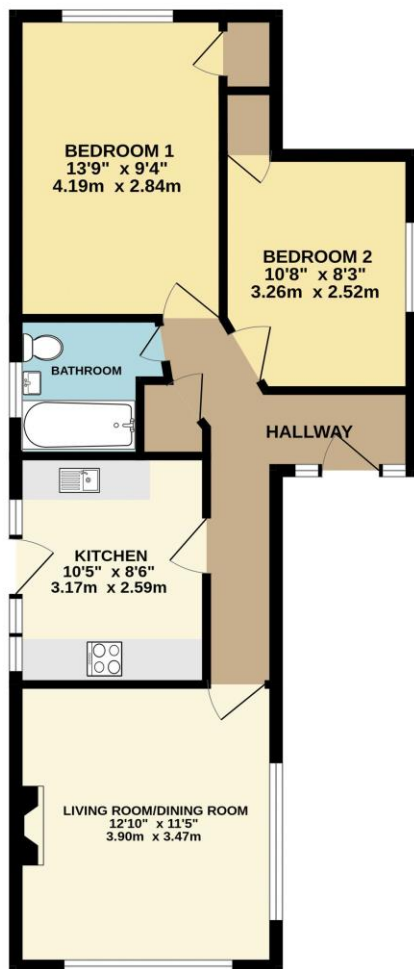
Perfectly positioned near the heart of this highly sought-after spot close to local shops, amenities, and the hugely respected Compton Vale Primary School, this beautifully refurbished two double bedroom detached bungalow is a true gem that's ready to move straight into. Originally built in the 1930s, the property has been thoughtfully transformed to blend timeless charm with modern living. Step inside to discover fresh, contemporary décor throughout, with every wall newly replastered and finished to an exceptional standard and complete new wiring throughout. The brand-new gas central heating system, new boiler, and uPVC double glazing (with most sealed units replaced) ensure year-round comfort and efficiency. The kitchen is a real showstopper – sleek, stylish, and superbly fitted with a contemporary range of units, complete with an integral oven and hob. The bathroom is equally impressive, featuring a chic modern suite with a mixer shower over the bath. Outside, a spacious driveway offers parking for several cars, an EV charging point and the front garden provides a welcoming approach with a lovely open outlook towards the wooded valley. To the rear, the large, level garden enjoys a wonderful east/south aspect – perfect for sunshine throughout the day and ideal for relaxing, entertaining, or even extending (subject to consents). The garden is being landscaped as we write this!! This gorgeous bungalow offers the perfect mix of period character and modern style in one of Plymouth's most convenient and desirable neighbourhoods. Truly a home to fall in love with.

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

Floor Plans

GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.3 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		
(69-80) C	69	77
(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		

