



# Falcon

01752 600444

## 7 Halecombe Road

Saltram Meadows, Plymstock, PL9 7FQ

£250,000





## In Brief

### Modern Property in Saltram Meadows

**Reception Rooms** Open Plan Living Area/Kitchen

**Bedrooms** 3 Bedrooms

**Heating** Gas Central Heating

**Parking** Driveway and Garage

**Area** 833 Sqft

**Council Tax** C

**Tenure** Leasehold

## Description

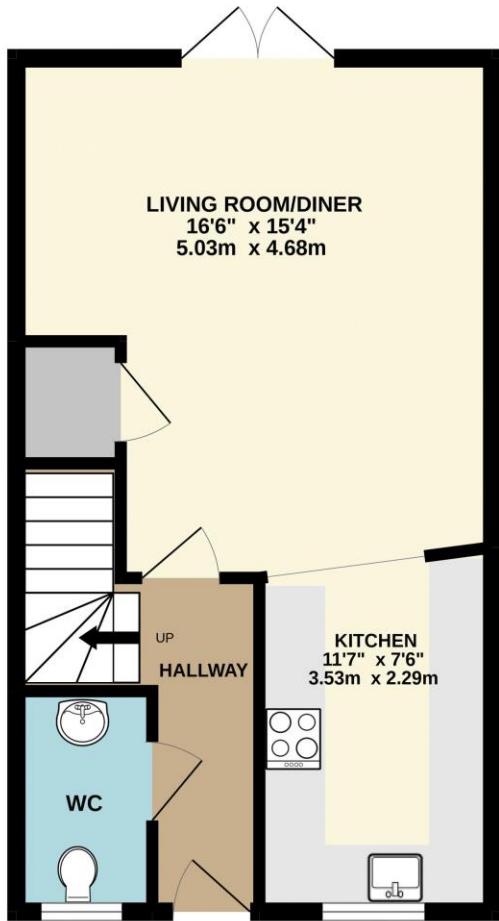
We are delighted to bring to the market this 3 bedroom, well presented property in Saltram Meadows, Plymstock. The property is perfectly positioned close to local amenities and Morley Meadows Primary School. Plymstock is also a popular area to live due to its proximity to Bovisand, Heybrook Bay, and Wembury. The property is perfect for first time buyers, young families or buy to let investors and currently offers on the ground floor an entrance hallway, downstairs WC and a lovely spacious open plan living area which comprises of a living room with double doors leading out to the garden, a space for a dining table and then the kitchen area. The kitchen has been upgraded by the current owners to create a gorgeous modern space fitted with a range of modern units and stylish work surfaces. The kitchen offers a range of integrated appliances including a fridge/freezer, mid-level oven, microwave/grill, washing machine, dishwasher, and a slim line wine cooler. On the first floor there are three bedrooms with the main bedroom enjoying the benefit of an en suite shower room fitted with a WC, wash hand basin and a separate shower cubicle. Also on the first floor is the main bathroom. Externally the property offers a low maintenance garden which comprises of a decked area leading onto another decked area of garden with a covered seating area in one corner. A gravelled pathway leads to a rear gate leading out to a parking area, where the garage and allocated parking space are located. This is a great property, much improved by the current owners to now provide a new buyer with a gorgeous modern kitchen and stylish decoration throughout. A perfect property for first time buyers, young families, or a buy to let investment. Call now for more information or to organise a viewing.

Need A Mortgage?

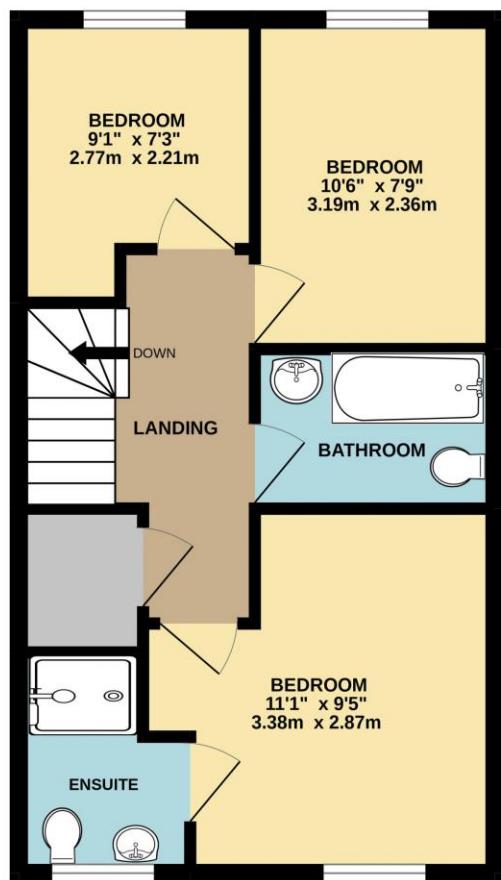
Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!

## Floor Plans

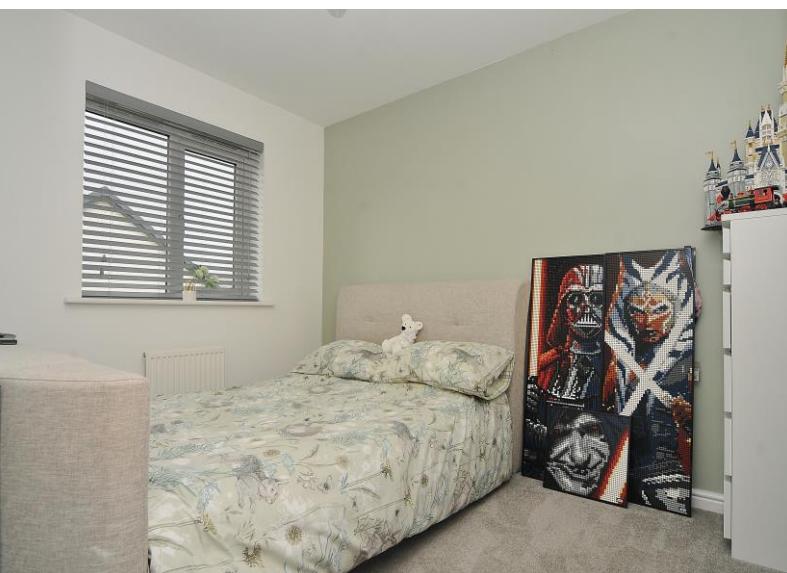
GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 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			
(92-100)	A	95	
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

