



Falcon

01752 600444

36 Fleetwood Gardens

Southway, Plymouth, PL6 6FA

£295,000





In Brief

Extended family home

Reception Rooms Living room , conservatory Kitchen Diner

Bedrooms 4 Bedroom

Heating Gas Central Heating

Parking Allocated parking space

Area 1367 Sq Ft

Council Tax D

Tenure Freehold

Description

CHAIN FREE A fabulous 4 bedroom family home which has been extended to give an extra bedroom in the loft with an En suite and dressing area plus a spacious conservatory located to the rear. The property is situated in a popular location close to local amenities. On entering the property through the main front door you enter into a spacious hallway, with stairs to the first floor and doors off to rooms. There is an added benefit of a downstairs WC on the ground floor. The living room stretches the full length of the property with double doors opening into the conservatory overlooking the rear garden. The kitchen/diner is fitted with a range of base cupboards with work surfaces over. Plus further wall mounted units and spaces available for your appliances. On the first floor there are 3 bedrooms with the main bedroom benefiting from an En suite shower room. The former 4th bedroom is now a useful study with a staircase leading up to a bedroom in the loft which is a lovely space, arranged as two rooms making this an ideal space. There is also a 2nd En suite shower room on this level. Externally the property has a rear garden comprising of a patio area and a further area of lawn. A rear gate leads out to the parking area where your allocated space can be found. This is a lovely spacious family home. Being sold **CHAIN FREE**

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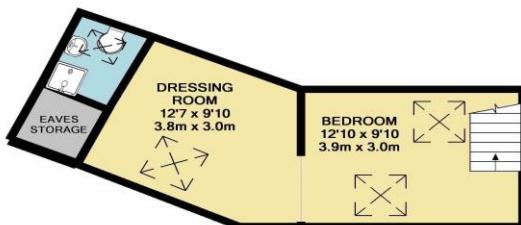
Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 577 SQ.FT.
(53.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 494 SQ.FT.
(45.9 SQ.M.)

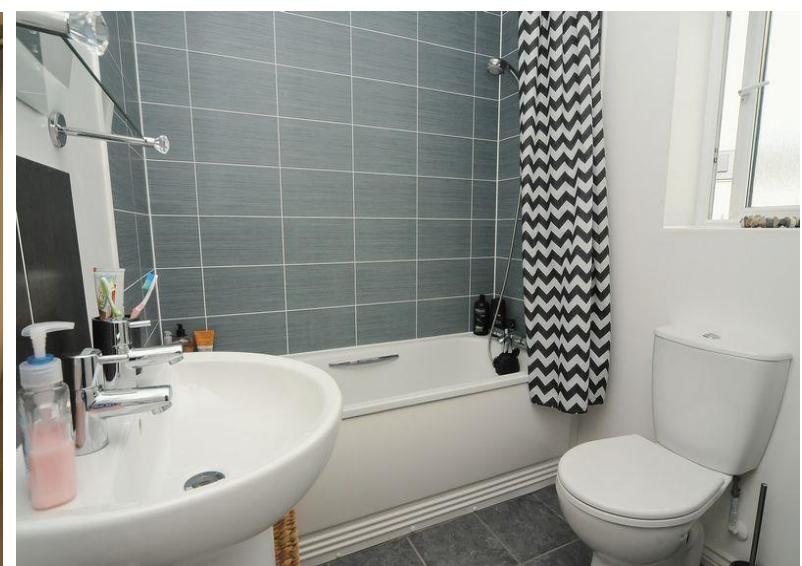


2ND FLOOR
APPROX. FLOOR
AREA 295 SQ.FT.
(27.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 1367 SQ.FT. (127.0 SQ.M.)
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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