



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

Area 1367 Sq Ft

Tenure Freehold

Parking Allocated parking space

Council Tax D

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

Need A Mortgage?

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

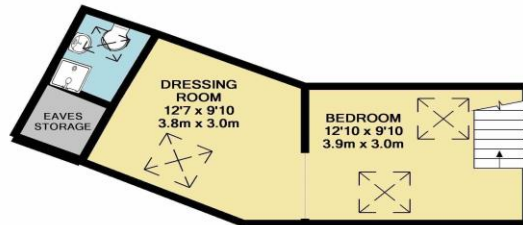
Floor Plans



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



1ST FLOOR
APPROX. FLOOR
AREA 484 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.)
Made with Metropix ©2017



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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

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		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

