



# Falcon

01752 600444

## 32 Efford Crescent

Higher Compton, Plymouth, PL3 6NH

Guide Price £325,000-£350,000







## In Brief

### 1930s Semi-Detached Family Home

Reception Rooms	Open plan Kitchen- Living room and Dining area that can be closed off with Sliding doors	
Bedrooms	3 Bedrooms	
Heating	New boiler Gas central Heating System	
Area	1614 Sq Ft	Council Tax C
Tenure	Freehold	

## Description

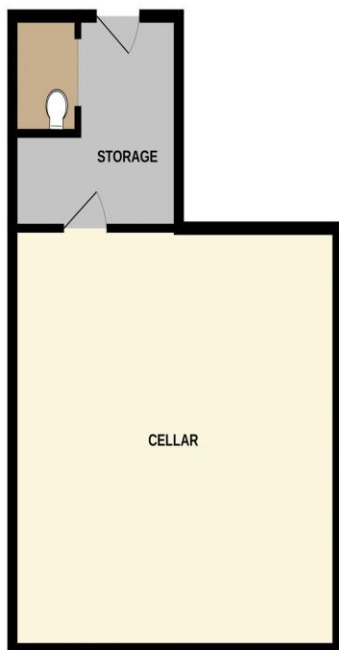
Located in the highly desirable area of Higher Compton and close to the highly regarded Compton Primary School, this 1930s semi-detached property has been comprehensively refurbished to an exceptional standard, offering stylish, contemporary living while retaining its traditional charm. The property is presented chain-free and is truly move-in ready. Upon entering the property, you are welcomed by a spacious entrance hallway with stairs rising to the first floor and useful under stairs storage. The ground floor is centred around an impressive open-plan kitchen, dining, and living space, creating a fantastic hub for modern family living and entertaining. The living room can be separated from the dining area via sliding doors, offering flexibility in how the space is used. The newly fitted kitchen is sleek and contemporary, featuring a four-ring induction hob, integral oven, and quality finishes throughout. Leading directly from the kitchen is a large utility room, which houses the washer/dryer and an integral fridge freezer, providing excellent additional storage and practicality, garden access via door to the side elevation. To the first floor, the accommodation comprises two generous double bedrooms and a well-proportioned single bedroom, all finished to a high standard. The newly fitted modern bathroom suite features contemporary fittings, recessed spotlights, and is complemented by a separate WC. Additional benefits include loft access, newly installed double-glazed windows throughout, a new boiler system, and updated electrics, ensuring both comfort and peace of mind. Externally, the property continues to impress. To the rear is a larger-than-average garage, which has been extended, along with cellar space beneath the property, ideal for storage. The south-westerly facing rear garden enjoys sunshine throughout the day, making it perfect for outdoor living. A shared driveway is in place, with potential for off-road parking (subject to the necessary planning permissions). Efford Crescent is a popular and convenient location, offering excellent access to highly regarded local schools, local amenities, regular bus routes, and strong transport links to the A38 and Plymouth City Centre. This is a rare opportunity to acquire a beautifully refurbished home in a sought-after location, ideal for buyers looking for quality, space, and convenience. Early viewing is highly recommended

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# Floor Plans

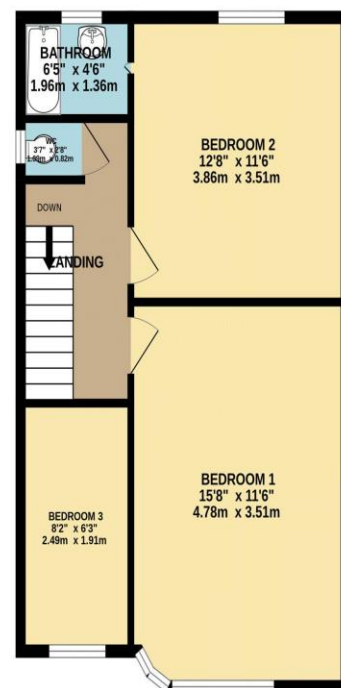
BASEMENT  
445 sq.ft. (41.3 sq.m.) approx.



GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (150.0 sq.m.) approx.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	38	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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