



Falcon

01752 600444

25 Boulter Close

Roborough, Plymouth, PL6 7AY

Guide Price £210,000 - £220,000





In Brief

Well presented Three bedroom house

Reception Rooms Open plan living room and dining area

Bedrooms 3 Bedrooms

Heating Gas Central Heating

Area 823 Sq Ft

Tenure Freehold

Parking Cul - de sac location

Council Tax B

Description

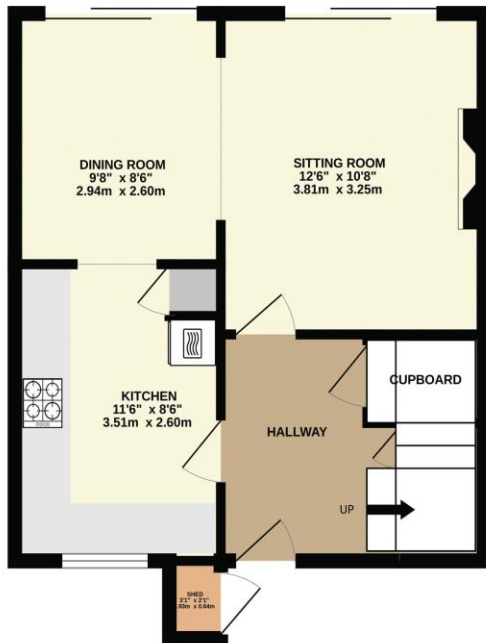
Tucked away in a quiet and sought-after location to the north of the city is this highly desirable three-bedroom mid-terrace home, offered to the market chain-free and ideal for a range of buyers. The ground floor offers a modern and well-presented layout, featuring a stylish contemporary kitchen and a spacious open-plan living/dining room. This impressive space is flooded with natural light and benefits from two sets of double doors opening directly onto the private rear garden, making it perfect for both everyday living and entertaining. A generous entrance hallway provides a welcoming first impression and includes large built-in storage cupboards. To the first floor, the property continues to impress with a well-proportioned family bathroom, two comfortable double bedrooms — one of which benefits from fitted wardrobes — and a further single bedroom, ideal as a home office, nursery, or guest room. This attractive home is set in a peaceful position yet remains conveniently located for local amenities and transport links. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Need A Mortgage?

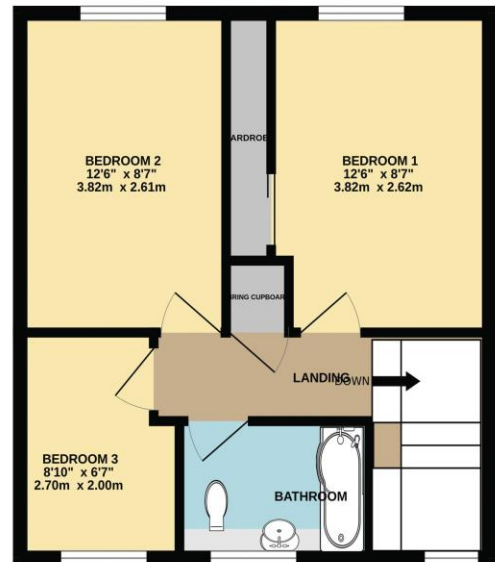
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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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