



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

Parking Cul - de sac location

Area 823 Sq Ft

Council Tax B

Tenure Freehold

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?

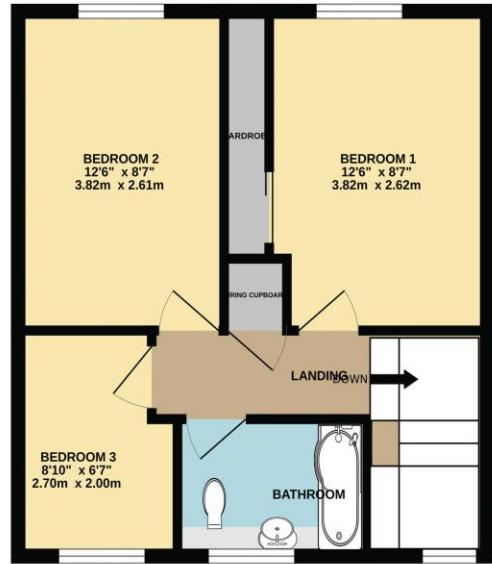
Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!

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.
Made with Metropix ©2026



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		87
(81-91) B		
(69-80) C		70
(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		

