



Falcon

01752 600444

16 Whimbrel Way
Elburton, Plymouth, PL9 8GR

Guide Price £325,000-£350,000





In Brief

Three Bedroom Semi detached in sought after Elburton

Reception Rooms Modern Kitchen - Dining room & spacious Living room

Bedrooms Three bedrooms

Heating Gas central heating

Parking Driveway parking and private gardens

Area 884SQFT

Council Tax D

Tenure Freehold

Description

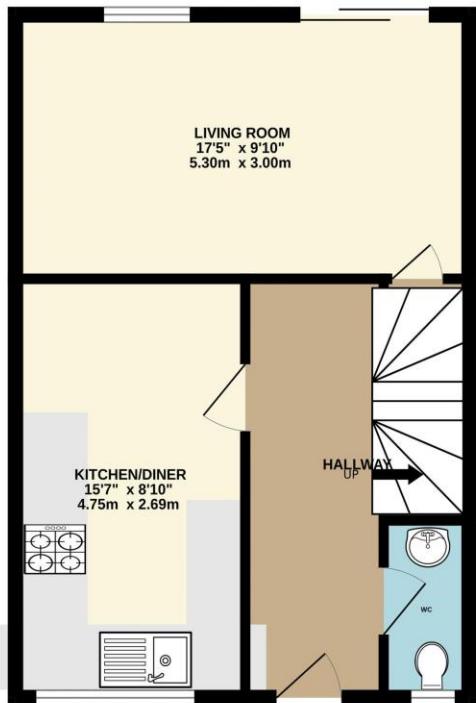
A fantastic, modern three-bedroom semi-detached home situated in the ever-popular location of Elberton. Tucked away and benefitting from off-road parking a driveway for two vehicles, this immaculately presented property offers an ideal opportunity for first-time buyers or those looking to step onto the property ladder or for up sizing. Built in 2019 and still benefiting from the remainder of its new homes warranty, the property is turnkey and ready to move straight into. The ground floor briefly comprises a welcoming entrance hallway, a contemporary fitted kitchen/dining area, a convenient downstairs cloakroom, and a spacious living room with patio doors opening out onto the rear garden — perfect for both relaxing and entertaining. To the first floor, the accommodation continues with two well-proportioned double bedrooms, a single bedroom, and a modern family bathroom. Ideally positioned close to local schools, playing fields, and amenities, this superb home combines modern living with a popular residential setting. Immaculately presented throughout, an internal viewing is highly recommended to fully appreciate everything this lovely property has to offer.

Need A Mortgage?

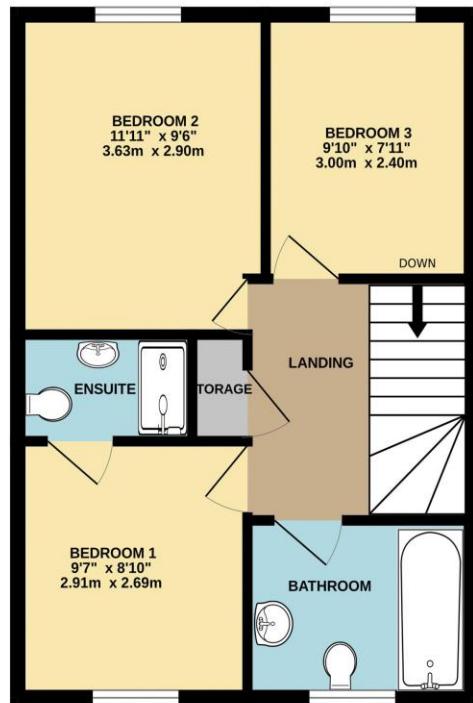
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ours is only £195 paid when you move!

Floor Plans

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.

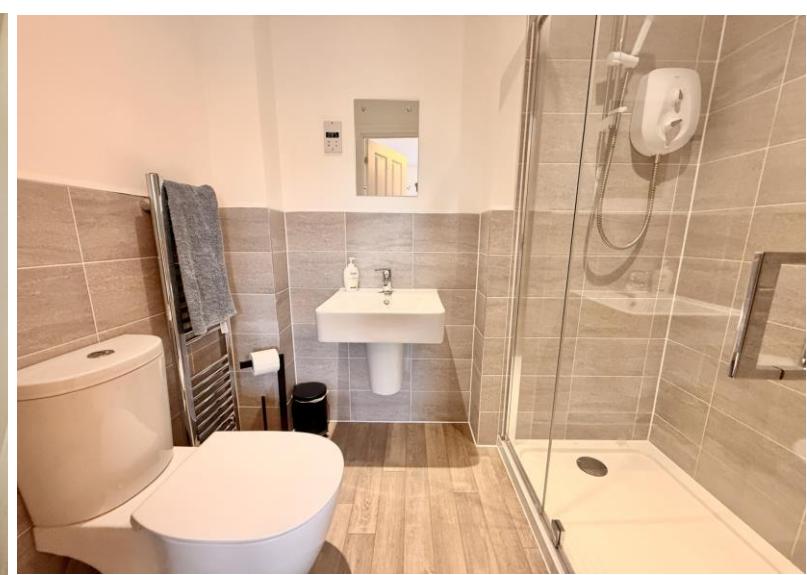
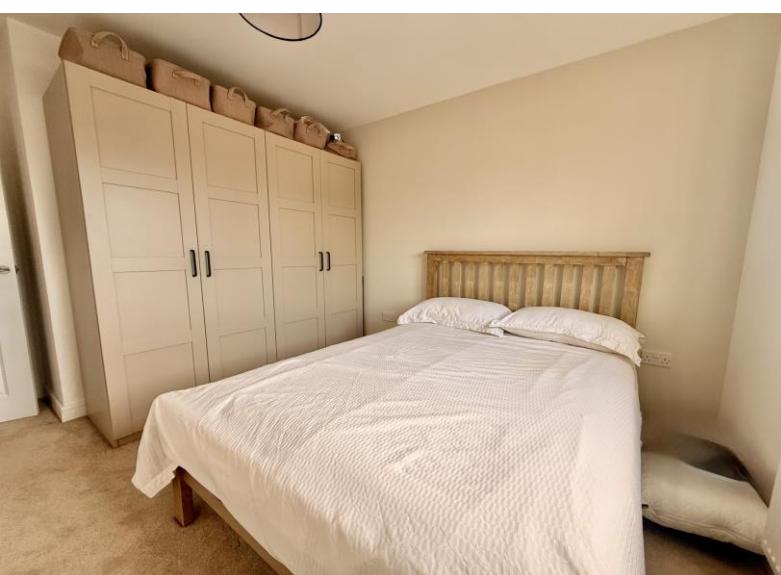


TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		84
(69-80) C		
(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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