



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

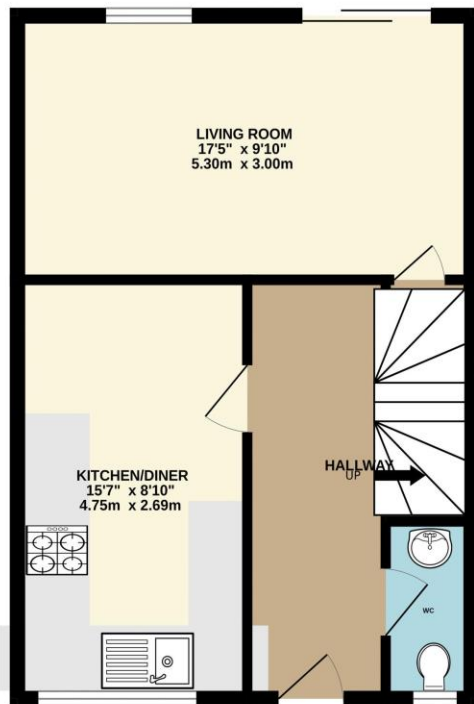
A fantastic, modern three-bedroom semi-detached home situated in the ever-popular location of Elburton. Tucked away and benefitting from off-road parking a driveway for two vehicles, this immaculately presented property offers an ideal opportunity for first-time buyers or those looking to step onto the property ladder or for up sizing. Built in 2019 and still benefitting 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?

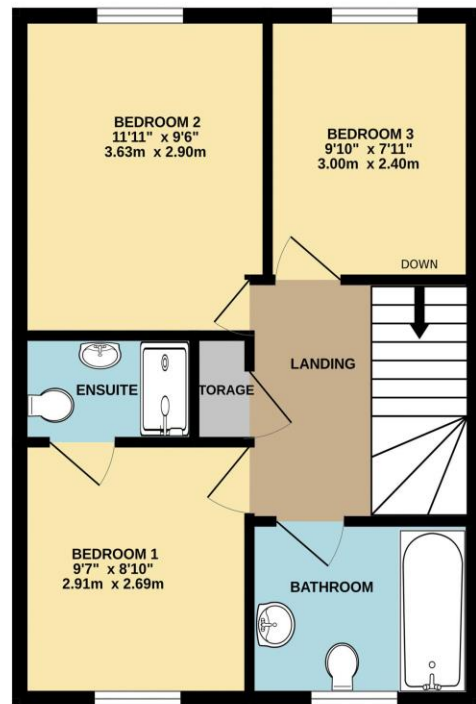
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

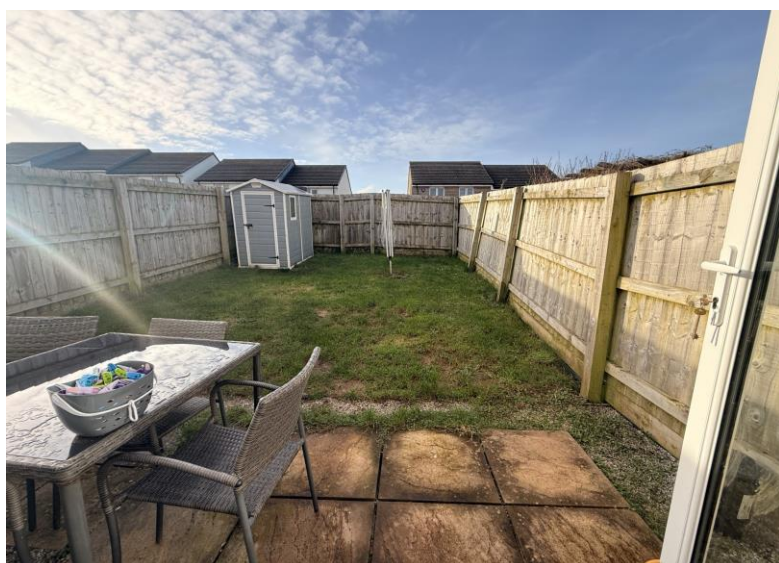
GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



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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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

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

