



# Falcon

01752 600444

## 120 Estuary Way

St Budeaux, Plymouth, PL5 1FE

Guide Price £210,000 - £220,000





## In Brief

### Super stylish & modern 3-Bed Home with Stylish Kitchen, Garden & Solar Panels

<b>Reception Rooms</b>	Large living room with kitchen / diner	<b>Parking</b>	On street parking
<b>Bedrooms</b>	3 bedrooms	<b>Council Tax</b>	B
<b>Heating</b>	Gas central heating		
<b>Area</b>	832 Sq ft		
<b>Tenure</b>	Freehold		

## Description

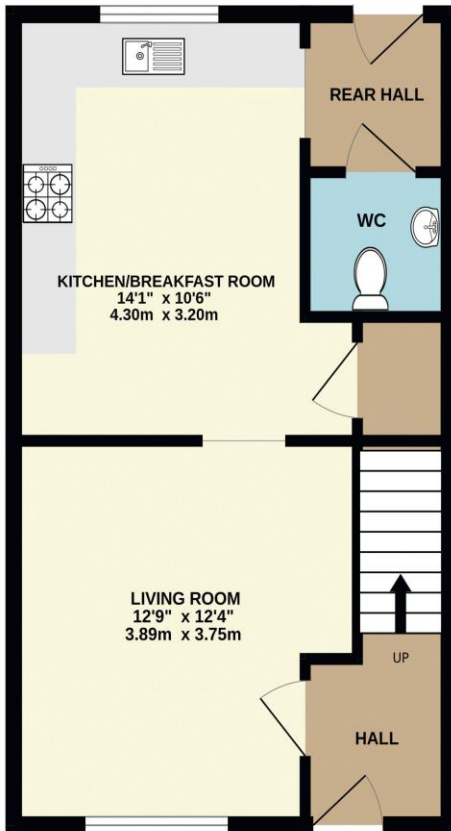
Situated within a modern development built in 2012 and owned from new, this stylish three-bedroom terraced home offers well-presented, contemporary living ideal for families or first-time buyers. A welcoming hallway leads into a spacious living room, which flows through to a generous kitchen/diner at the rear, fitted with a range of modern units and providing an excellent space for everyday living and entertaining. A useful downstairs W/C is located off the rear hall. Upstairs, there are three well-proportioned bedrooms along with a sleek, modern family bathroom featuring a shower over the bath. Externally, the property benefits from an enclosed rear garden with both patio and lawn areas, perfect for relaxing or socialising. Additional features include solar panels, gas central heating, and uPVC double glazing. On-street parking is available to the front. Conveniently located with easy access to the shops and amenities of St Budeaux, as well as a good selection of local schools, this is a fantastic opportunity to acquire a modern, low-maintenance home.

Need A Mortgage?

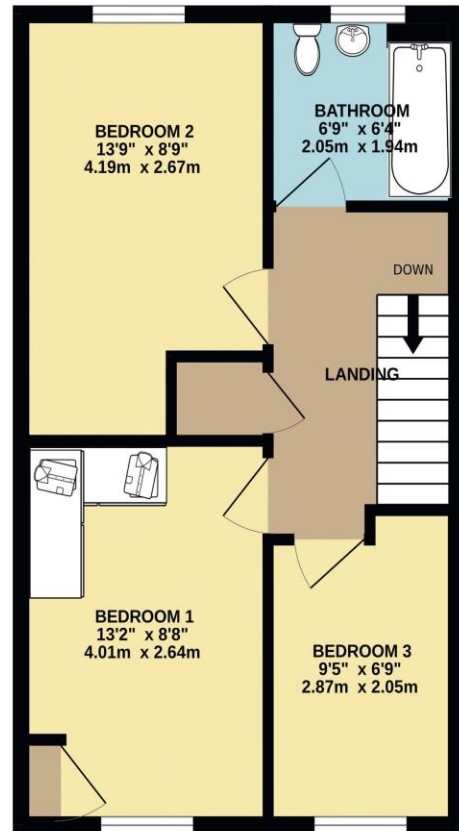
Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!

# Floor Plans

GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

