



# Falcon

01752 600444

## 23 Chard Road

Higher St Budeaux, Plymouth, PL5 2EG

Guide Price £250,000-£275,000





## In Brief

### Spacious family home with level enclosed rear garden

**Reception Rooms** 2 Reception rooms

**Bedrooms** 3 Bedrooms

**Heating** Gas central heating

**Area** 1260 Sq Ft

**Tenure** Freehold

**Parking** On Street

**Council Tax** C

## Description

**CHAIN FREE PROPERTY** A fantastic opportunity to acquire this substantial mid-terrace property, ideally situated in a tucked-away and highly sought-after location in Higher St Budeaux. Offering generous and well-proportioned accommodation throughout, this home is perfectly suited for growing families or those seeking additional space. Having recently been renovated to include new bathroom and decorating throughout. The ground floor comprises a spacious living room with feature log burner, a separate dining room ideal for entertaining, a fitted kitchen, and a useful utility area. To the first floor, there are three well-sized double bedrooms along with a family bathroom. Externally, the property benefits from an enclosed, level rear garden, predominantly laid to lawn, providing a great space for outdoor relaxation and family use. Further benefits include gas central heating and double glazing throughout. Conveniently located close to the A38, a range of local amenities, and well-regarded schools, this freehold property presents an excellent opportunity to secure a fantastic family home in a popular residential area.

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# Floor Plans

GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.1 sq.m.) approx.  
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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		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

