



Falcon

01752 600444

22 Bridge View

St Budeaux, Plymouth, PL5 1FJ

Guide Price £200,000-£210,000





In Brief

Stylish Modern Home with Two Double Bedrooms, Garden & Two Parking Spaces

Reception Rooms	large living room with kitchen / diner		
Bedrooms	2 double bedrooms		
Heating	Gas central heating	Parking	Two allocated parking spaces
Area	750 sqft	Council Tax	B
Tenure	Freehold		

Description

Located within a delightful modern development in a quiet cul-de-sac, this beautifully presented two double bedroom terraced home offers stylish, low-maintenance living and is perfect for first-time buyers, downsizers or investors. The welcoming entrance hall leads through to a lovely bright and sunny living room with double opening doors onto the rear garden. The modern fitted kitchen is well equipped with an oven and hob, while a convenient downstairs WC completes the ground floor. Upstairs are two generous double bedrooms and a contemporary family bathroom with an electric shower over the bath. Further benefits include gas central heating and uPVC double glazing.

Outside, the enclosed rear garden has been beautifully landscaped with attractive decorative patio paving, creating a wonderful space for relaxing and entertaining with minimal maintenance. The property also enjoys the rare advantage of two allocated parking spaces. Ideally positioned close to local schools, the wide range of shops and amenities in St Budeaux, and excellent transport links, this superb home is offered to the market with NO ONWARD CHAIN, making it an ideal move for buyers looking for a straightforward purchase.

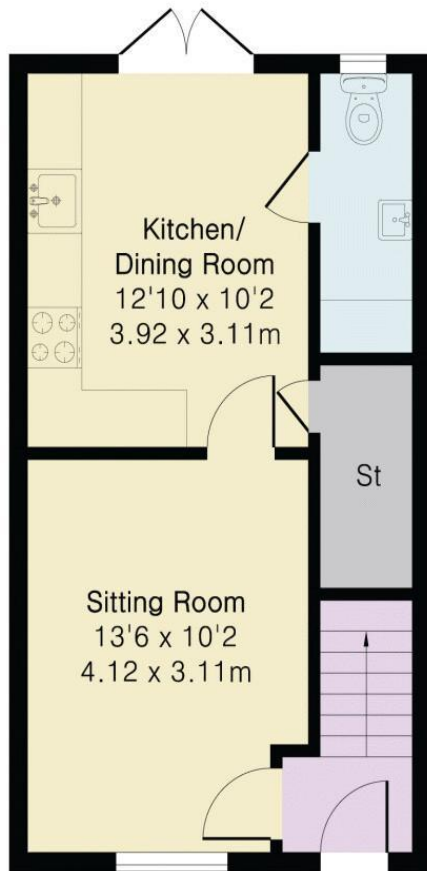
Need A Mortgage?

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

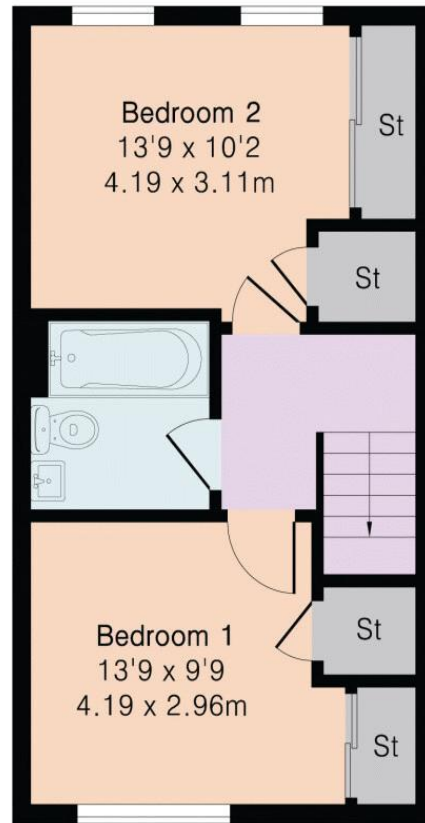
Approximate Gross Internal Area 750 sq ft - 70 sq m

Ground Floor Area 375 sq ft – 35 sq m

First Floor Area 375 sq ft – 35 sq m



Ground Floor



First Floor

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

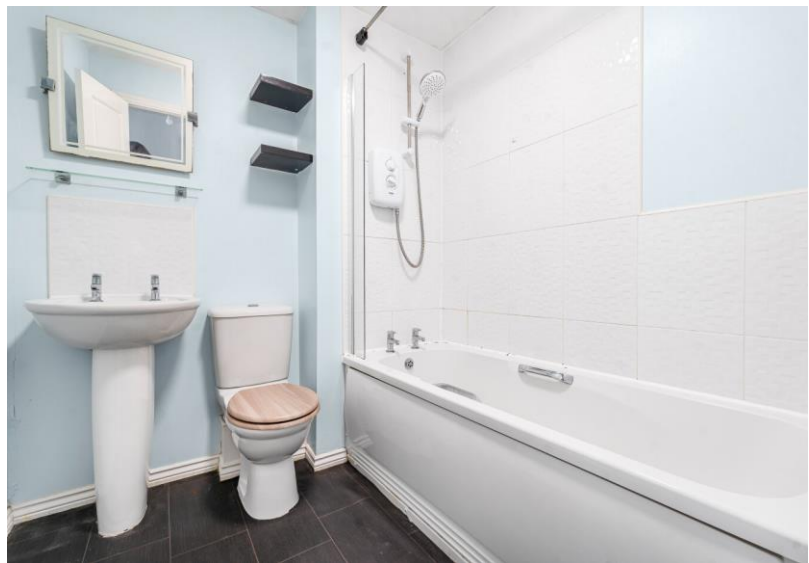
273

274

275

276

277



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.

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

