



Falcon

01752 600444

22 Bridge View

St Budeaux, Plymouth, PL5 1FJ

Guide Price £210,000 - £220,000





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.

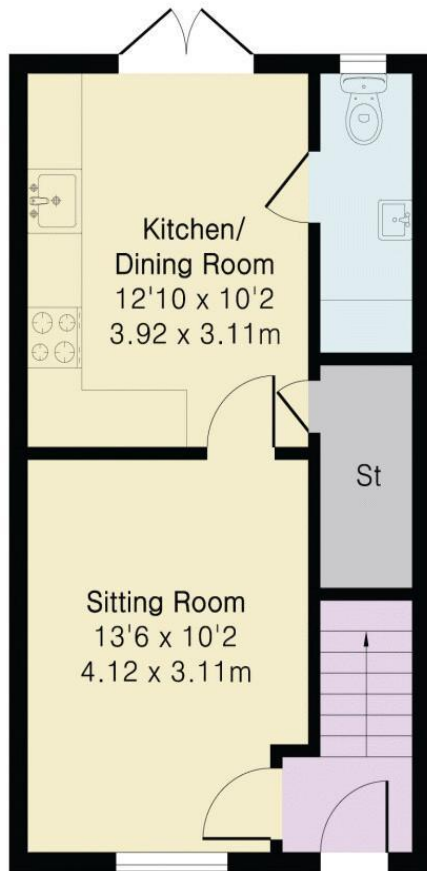
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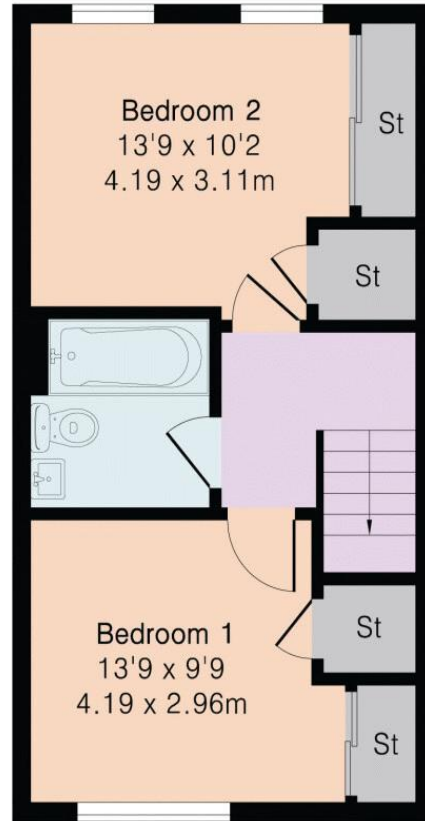
Approximate Gross Internal Area 750 sq ft - 70 sq m

Ground Floor Area 375 sq ft – 35 sq m

First Floor Area 375 sq ft – 35 sq m

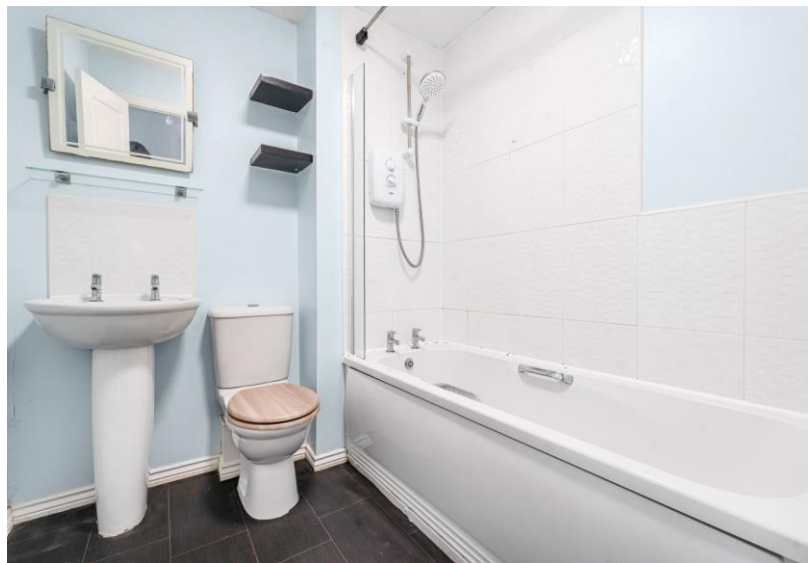


Ground Floor



First Floor





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		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

