



Falcon

01752 600444

55 Kilmar Street

Saltram Meadows, Plymouth, PL9 7FJ

Guide Price £400,000 - £425,000





In Brief

Contemporary 4-Bedroom Family Home with Garage, Driveway & Sunny Rear Garden

Reception Rooms	Fabulous large living room and L shaped kitchen / diner		
Bedrooms	4 lovely bedrooms		
Heating	Gas central heating	Parking	Driveway and garage
Area	1520 sq ft	Council Tax	E
Tenure	Freehold		

Description

Situated within the highly desirable Saltram Meadows development, this beautifully presented four-bedroom semi-detached home offers spacious, contemporary living arranged over three floors, making it an ideal choice for growing families. The welcoming entrance hall leads to a stylish kitchen/diner, fitted with an attractive range of modern units and featuring patio doors opening onto the enclosed, south-facing rear garden—perfect for entertaining or enjoying sunny days. A convenient cloakroom/WC completes the ground floor. On the first floor, a superb living room spans the full width of the property and enjoys a Juliet balcony with open views across the garden and beyond, creating a bright and relaxing living space and the perfect place to watch the world go by. This floor also offers a generous double bedroom and a sleek shower room. The top floor hosts three further double bedrooms, including an impressive principal bedroom with en-suite shower room, alongside a modern family bathroom. Externally, the property benefits from a private, level south-facing garden, side access, driveway parking and a single garage with light and power. Perfectly positioned within easy reach of the Broadway Shopping Centre, excellent schools, parks and everyday amenities, this outstanding home combines modern style, generous accommodation and a superb location. Please note an annual estate management charge applies of approximately £150 per annum.

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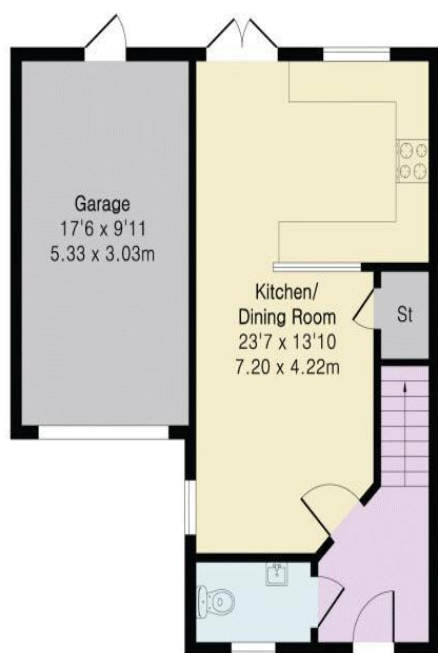
Approximate Gross Internal Area 1520 sq ft - 142 sq m (Excluding Garage)

Ground Floor Area 386 sq ft – 36 sq m

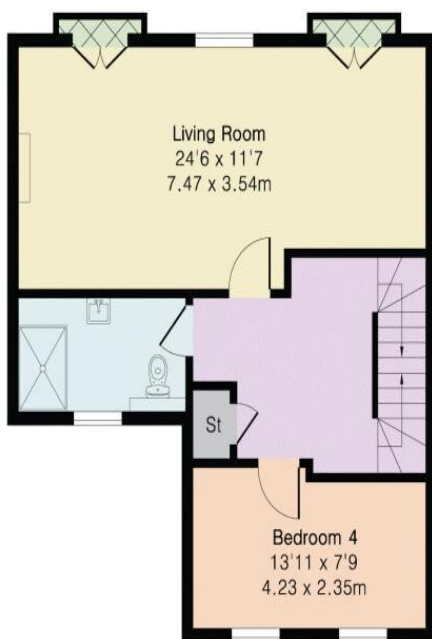
First Floor Area 567 sq ft – 53 sq m

Second Floor Area 567 sq ft – 53 sq m

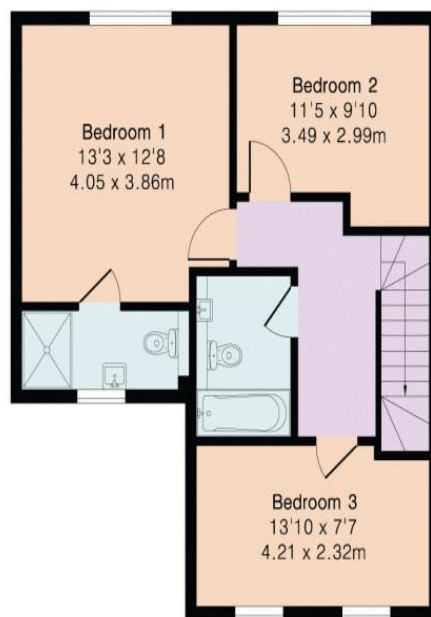
Garage Area 174 sq ft – 16 sq m



Ground Floor



First Floor



Second 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.

