



Falcon

01752 600444

46 Hollycroft Road

Higher Compton, Plymouth, PL3 6PR

Guide Price £250,000 - £260,000





In Brief

Stylish Detached Bungalow with Sunny Garden, Garage & Lovely Valley Views

Reception Rooms Lovley bright living room

Bedrooms 3 bedrooms

Heating Gas central heating

Area 790 sq ft

Tenure Freehold

Parking Driveway & garage

Council Tax C

Description

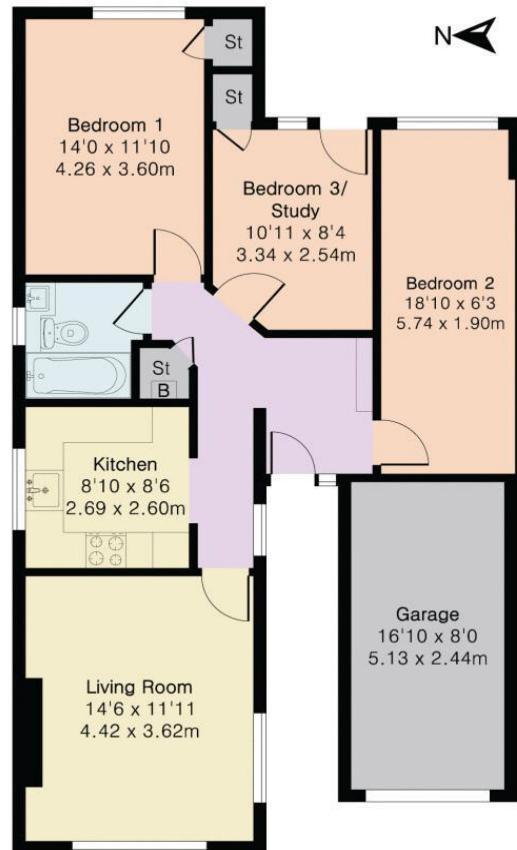
Located in the highly sought-after and established residential area of Higher Compton is this beautifully modernised three-bedroom detached bungalow, offering stylish, light-filled accommodation ready to move straight into. The welcoming reception hallway leads through to a contemporary fitted kitchen complete with integral oven and hob. The living room is a wonderfully bright and airy space, flooded with natural light from two large picture windows. There are three well-proportioned bedrooms, with the third offering flexibility to be used as a separate dining room, home office or hobby room if preferred. The accommodation is completed by a beautifully appointed bathroom featuring a sleek, modern suite. The property benefits from gas central heating and uPVC double glazing throughout. Occupying a generous plot, the bungalow enjoys a driveway leading to a single garage, while the rear garden is a real feature, being mainly laid to lawn with plenty of space for families and keen gardeners alike. A raised decked seating area tucked away in the corner provides the perfect spot to relax and enjoy the lovely sunny outlook across the valley. Conveniently located close to excellent local schools, shops and everyday amenities, this superb home will appeal to a wide range of buyers, from families and professionals to those looking to enjoy the ease of single-level living.

Need A Mortgage?

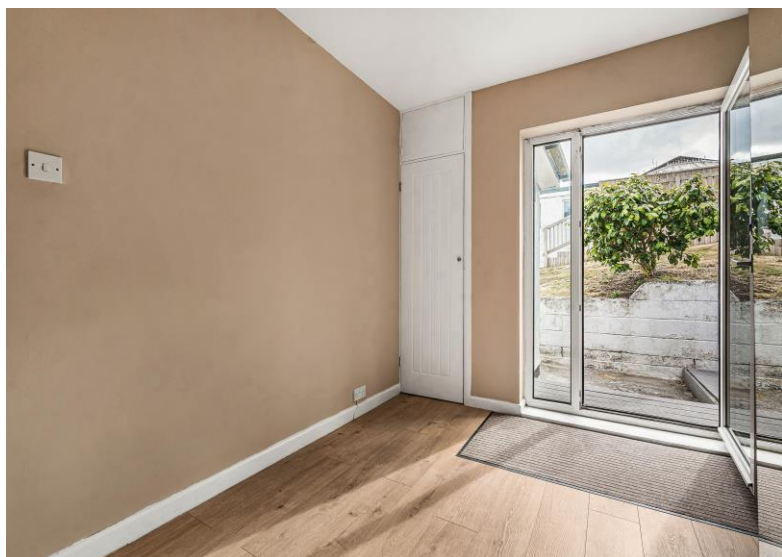
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

Approximate Gross Internal Area 790 sq ft - 73 sq m
(Excluding Garage)
Garage Area 135 sq ft - 13 sq m



Ground Floor



Fixed Price Conveyancing

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

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		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

