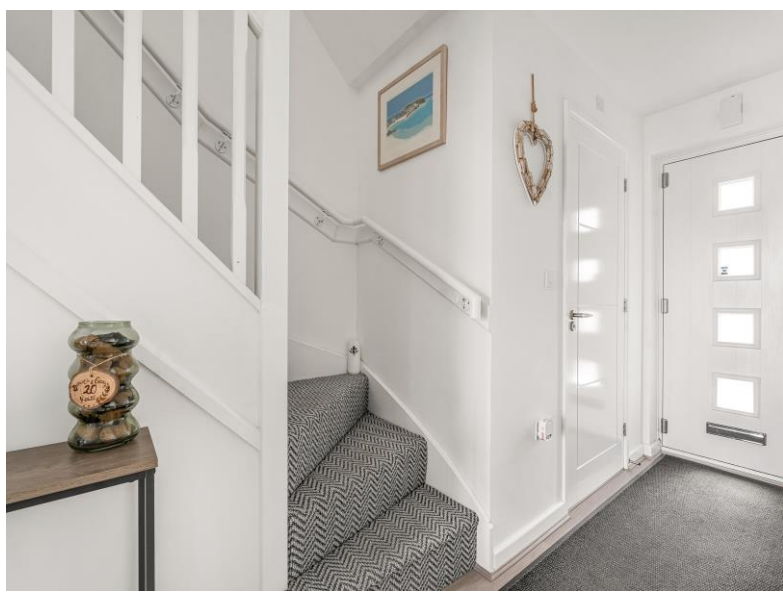




Falcon

01752 600444

21 Dingle Road,
North Prospect, Plymouth, PL2 2PU
Guide Price £260,000-£270,000





In Brief

Dingle Road, North Prospect, Plymouth. Immaculate Three- Bedroom family home with stunning garden and summer house.

Reception Rooms Lovely sunny Living Room

Bedrooms 3 Bedrooms

Heating Gas central heating

Area 890 sq ft

Tenure Freehold

Parking 2 parking spaces

Council Tax B

Description

An exceptional opportunity to purchase this gorgeous three-bedroom home, built just three years ago and presented in immaculate, move-in-ready condition. Having been beautifully maintained and further enhanced by the current owners, the property offers modern, stylish living throughout. The home benefits from an upgraded contemporary kitchen, new flooring throughout and a fresh, immaculate finish, meaning the new owners can simply unpack and enjoy. Downstairs W/C. One of the real highlights of this fantastic property is the beautifully landscaped rear garden. Designed with entertaining and relaxation in mind, it features a dedicated garden bar and a superb summer house/summer room, providing the perfect space for summer gatherings, relaxing with friends and family, working from home or enjoying some quiet time away from the main house. Being only three years old, the property also benefits from seven years remaining on its NHBC guarantee, offering valuable peace of mind to the new owner.

Need A Mortgage?

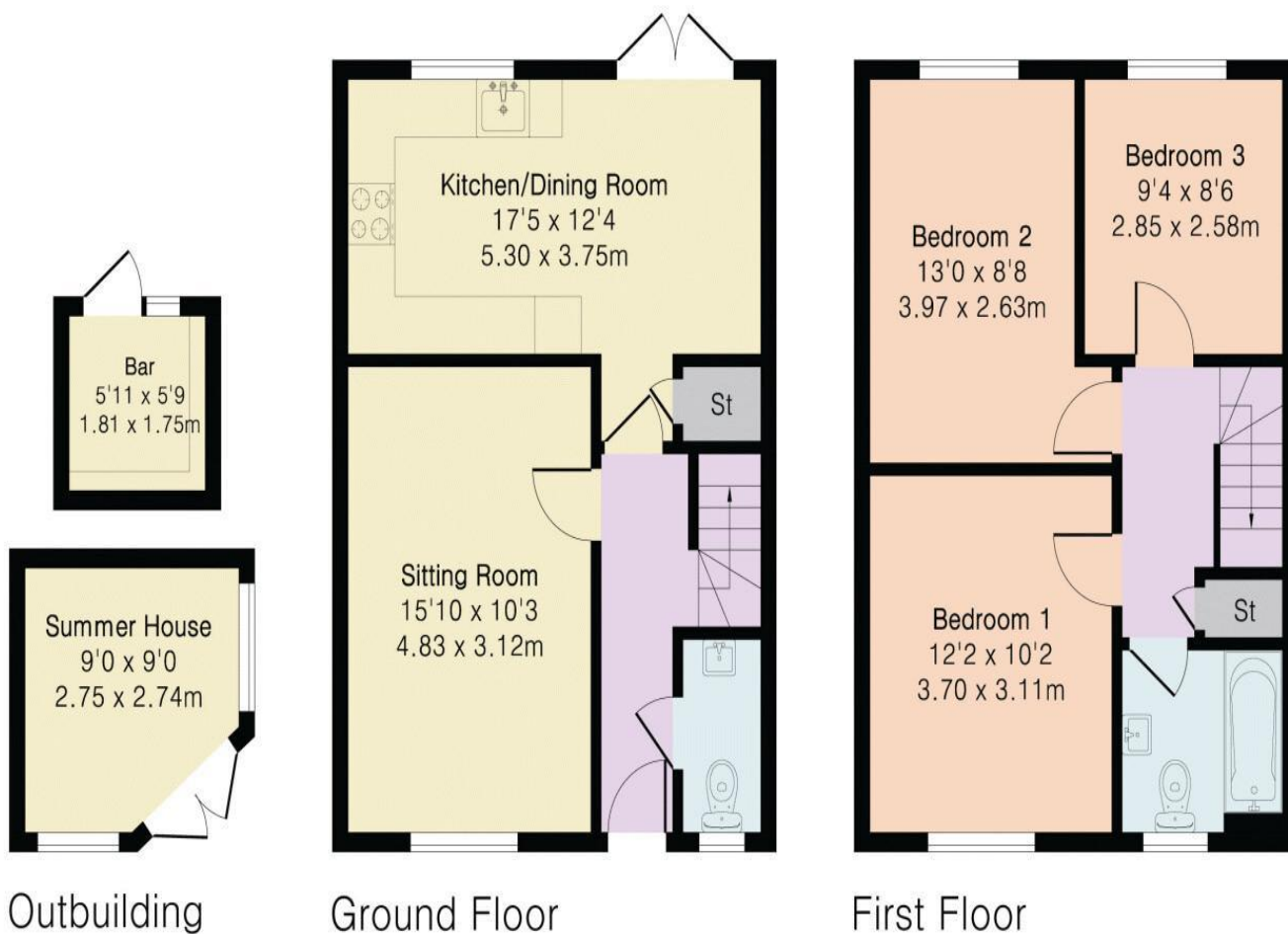
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Approximate Gross Internal Area 890 sq ft - 82 sq m (Excluding Outbuilding)

Ground Floor Area 445 sq ft – 41 sq m

First Floor Area 445 sq ft – 41 sq m

Outbuilding Area 107 sq ft – 10 sq m





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

