



Falcon

01752 600444

49 Ivy Drive

Tamerton Foliot, Plymouth, PL6 6FS

Guide Price £270,000 - £280,000





In Brief

Chain Free, Stylish Modern Home with Sunny Garden, Ensuite & Split-Level Living

Reception Rooms Living Room & Kitchen/Diner

Bedrooms 3 Bedrooms

Heating Gas central heating

Area 842 sq ft

Tenure Freehold

Parking 2 Allocated parking spaces

Council Tax C

Description

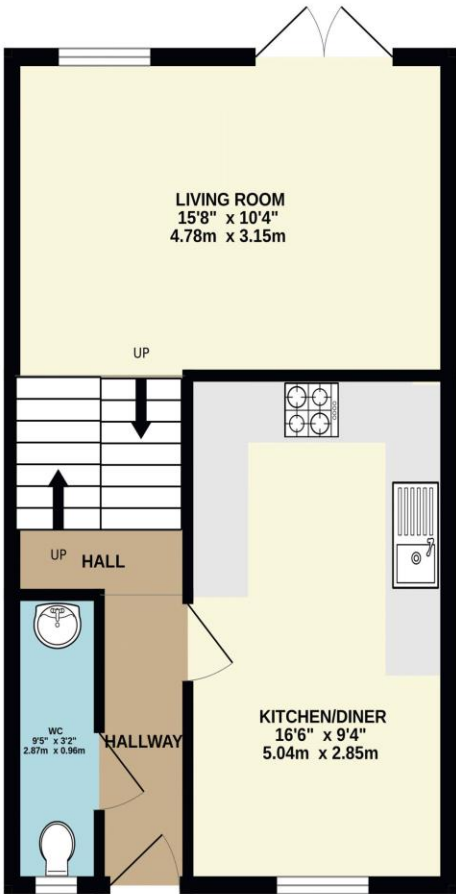
Situated within a popular and modern development, this beautifully presented three-bedroom semi-detached family home, built by Linden Homes just eight years ago, offers stylish and well-planned accommodation arranged over split levels. A welcoming reception hallway leads to a well-fitted kitchen/breakfast room complete with integrated oven and hob. A short flight of stairs takes you down to the spacious, light-filled living room, where doors open directly onto the rear garden—creating a fantastic space for relaxing and entertaining. On the first half landing, there are two bright and sunny bedrooms overlooking the rear garden. The top floor is dedicated to the impressive main bedroom, which benefits from its own ensuite shower room, while a contemporary family bathroom serves the rest of the home. Outside, the rear garden enjoys a sunny southerly aspect with a large seating area and lawn. Further benefits include gas central heating and uPVC double glazing. Ideally located with easy access to the city centre, Derriford Hospital, and a good selection of local schools, this is a superb home perfect for modern family living.

Need A Mortgage?

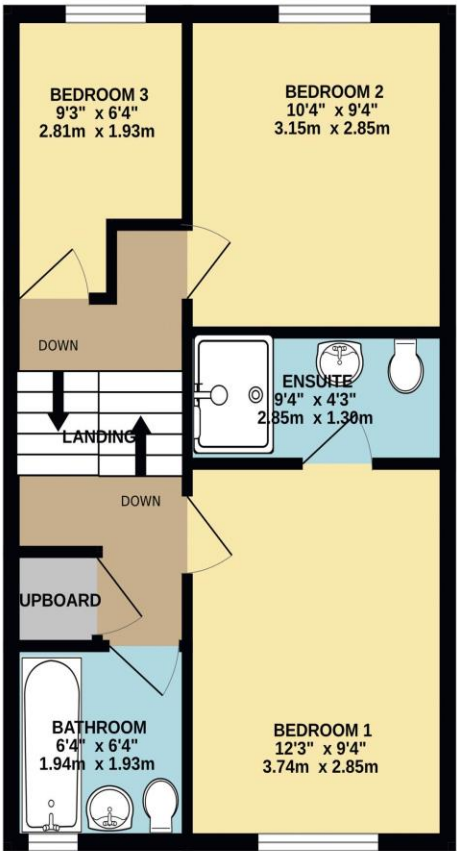
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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.
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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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

