



# Falcon

01752 600444

## 28 Cobham Close

Glenholt, Plymouth, PL6 7FE

Guide Price £290,000-£300,000





## In Brief

**INVESTORS ONLY ! A fabulous 4 bed semi det family home, being sold with the tenant in situ!**

**Reception Rooms** Living Room & Kitchen/Diner (Bed 4/Office)

**Bedrooms** 4 Bedrooms

**Heating** Gas Central Heating

**Parking** 2 Allocated Parking Spaces

**Area** 1105 sq ft

**Council Tax** D

**Tenure** Freehold

## Description

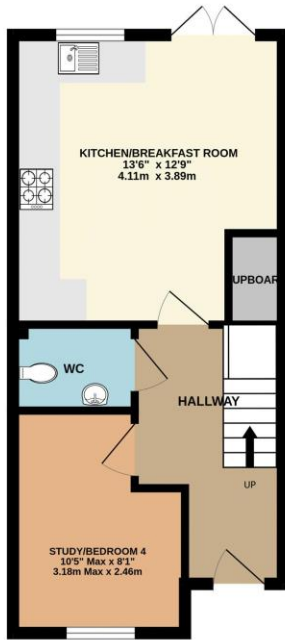
Currently let producing a monthly rental income of £1,150 pcm. The tenants moved into the property in November 2023 and are looking to stay. THIS THEREFORE IS BEING MARKETED TO INVESTORS ONLY !! Located in this exceptional and highly sought area on the northern fringes of Plymouth is this stylish 4 bedroomed semi detached family home. As you approach the house you will see that it is set in a beautiful position overlooking an open central green area, Off the entrance hall you have the fourth bedroom which would also make a perfect office / study. there is a downstairs w/c and a good sized and well fitted kitchen / breakfast room with doors into the rear garden. Off the first floor landing you have the living room to the rear and the main bedroom to the front of the house which has an en-suite shower room. Off the second floor landing there are two further double bedrooms and a family bathroom. The property comes with gas central heating, upvc double glazing and solar panels for ultimate economy! The garden to the rear is a really good size and laid to both patio and lawn. A rear pathway leads through to the two car parking spaces.

Need A Mortgage?

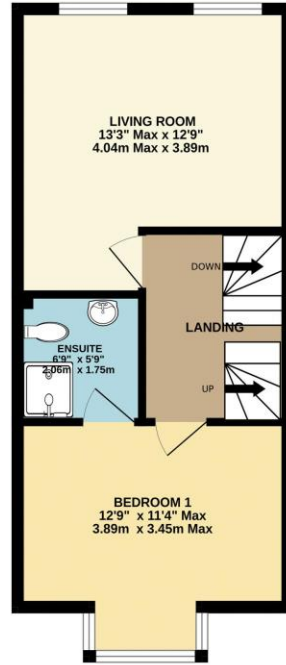
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# Floor Plans

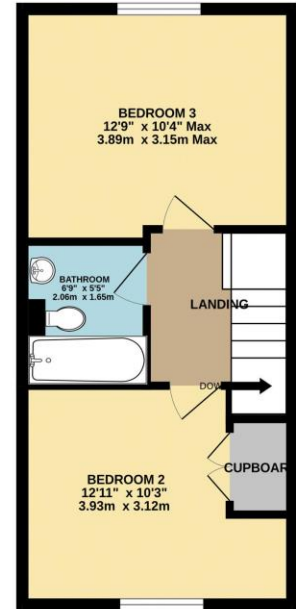
GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.6 sq.m.) approx.  
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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

