



# Falcon

01752 600444

## 111 Plymbridge Road

Glenholt, Plymouth, PL6 7LD

Guide Price £300,000-£325,000







## In Brief

**A simply stunning 5 bedroomed semi detached family home in excellent location.**

<b>Reception Rooms</b>	Lovely first floor living room	<b>Parking</b>	Two parking spaces
<b>Bedrooms</b>	5 bedrooms ( or 4 and a study/playroom )	<b>Council Tax</b>	D
<b>Heating</b>	Gas central heating		
<b>Area</b>	1359 sq ft		
<b>Tenure</b>	Freehold		

## Description

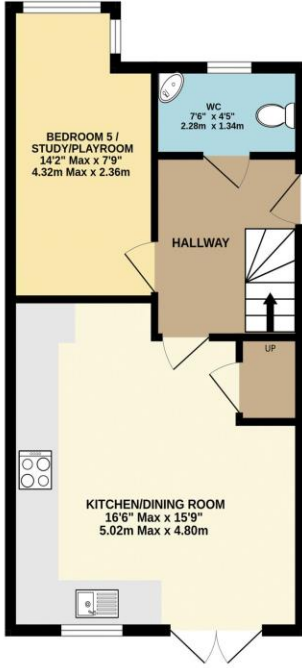
Located in this excellent and highly sought position on the northern fringes of Plymouth is this beautifully presented 5 bedroomed modern semi detached family home. As you approach the house you will see that it is set nicely back from the road with the front door being on the side of the house off a walkway. Off the reception hallway you have a downstairs wc / cloakroom. You also have the fifth bedroom which would also make a good study/office. the current owners use this room as a lovely playroom. The kitchen / diner to the rear is a great size, the current owners have a table and chairs along with a comfy sofa area too. Double doors open into the garden. Off the first floor landing there are two bedrooms at the front with a lovely open outlook. There is a family bathroom and the the living room is to the rear, a lovely relaxing and spacious room. Off the second floor landing there is a single bedroom to the rear and then the main bedroom to the front. this really is alarge and pretty impressive room with fitted wardrobes and a lovely open outlook. An opening takes you through the dressing room into the en-suite bathroom that has both a bath and a separate shower cubicle. The property comes with gas central heating, cavity wall insulation and double galzing. there are Solar Thermal panels on the roof for hot water production. the rear garden is a delight! It's level and laid to lawn with both a patio area and a decked area to catch the sun at various times through the day. To the rear there are two allocated and numbered parking spaces. the property is perfectly positioned for easy access to Derriford Hospital, a short trip into the city center and Dartmoor is also within easy reach. this really is a fabulous family home that we would urge you to view as soon as possible.

**Need A Mortgage?**

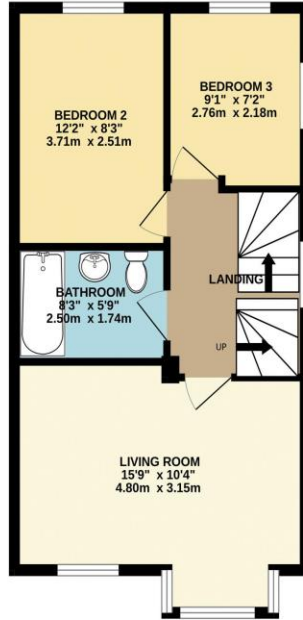
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# Floor Plans

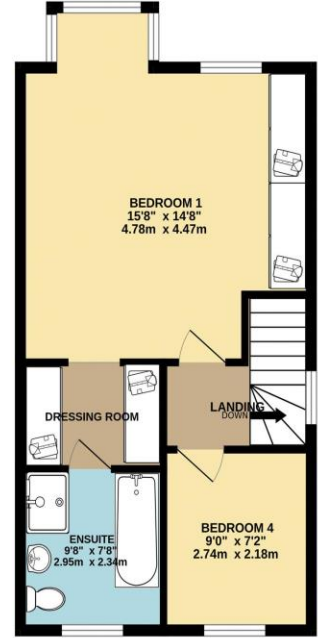
GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 sq.m.) approx.  
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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.**

