



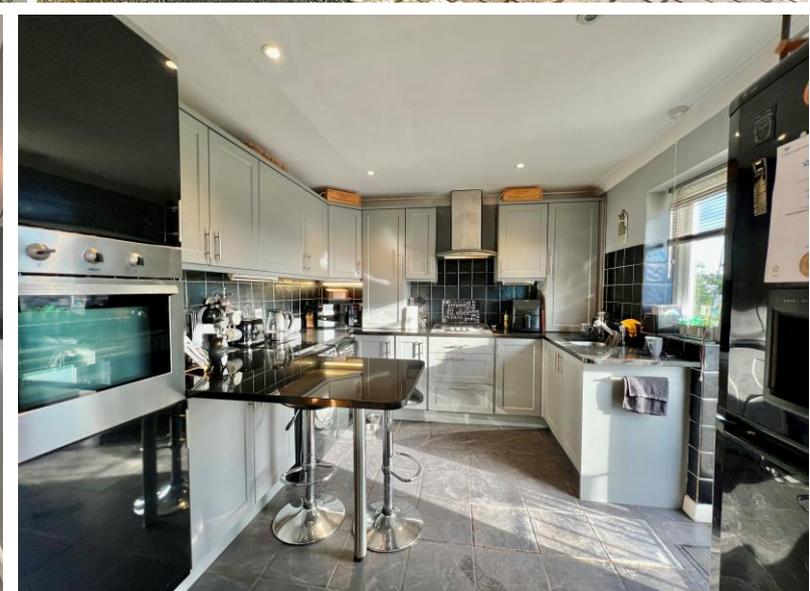
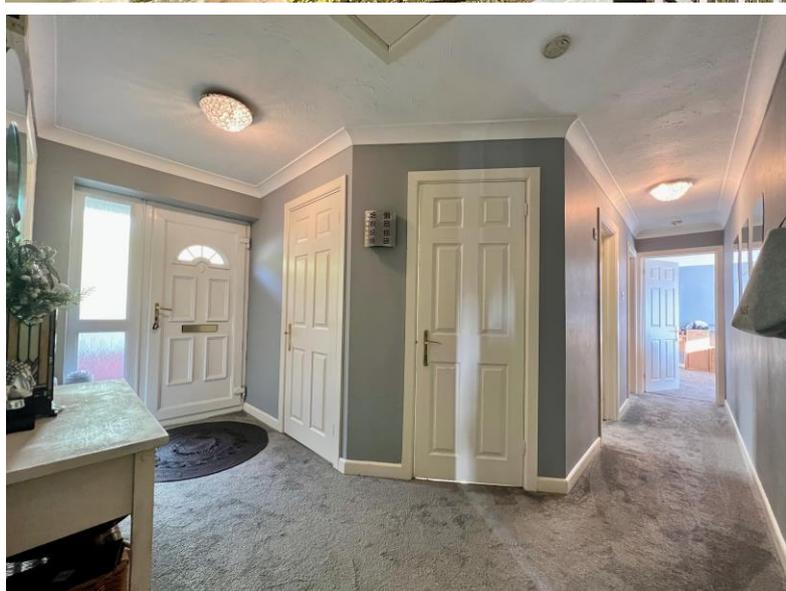
Falcon

01752 600444

32 Park Road

Lower Compton, Plymouth, PL3 5DR

Guide Price £375,000 - £400,000





In Brief

Fabulous 3/4 bed DETACHED bungalow and self contained lower ground floor annex.

Reception Rooms Large living room / dining room

Bedrooms 3 double bedrooms plus annex

Heating Gas central heating

Area 1269 Sq Ft

Tenure Freehold

Parking Driveway parking plus garage and hardstand.

Council Tax D (annex is registered as A)

Description

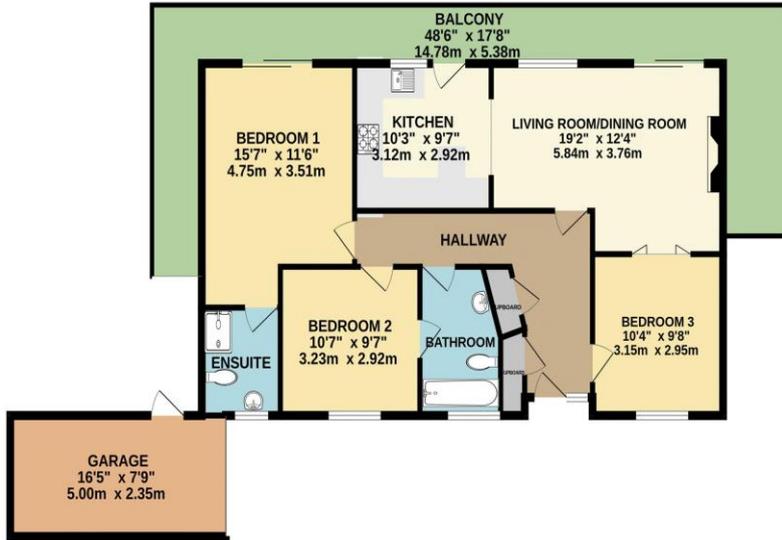
Located in this exceptional and highly sought area is this fabulous detached family home. The property is at the top of a lovely unadopted road offering privacy and quietness. The property that was built by the current owner approx. 25 years ago is arranged as a 3 double bed roomed bungalow with a self contained annex unit occupying the lower ground floor. As you approach the property you will see that it has ample off road parking plus a driveway that leads to the single GARAGE (16'5 x 7'9) with up and over door, light and power. Off the reception hallway you have three double bedrooms with the main bedroom having an ensuite shower room. The family bathroom has two doors, one off the hallway and one off the second bedroom. The living room is a fabulous open space which takes full advantage of the wonderful open outlook with doors that slide open onto the south facing balcony. This is similar with the main bedroom which has the same great outlook and doors onto the same 'wrap-around' balcony. The kitchen is really well fitted with a contemporary range of units with a breakfast bar and fitted oven and hob, another lovely sunny room. Accessed from the outside is the self contained annex which comprises of a living room / kitchen with integral fridge and washing machine, bedroom with an ensuite shower room. The annex is registered separately for council tax but we are told that it is not separately metered for utilities. This is such a great addition to the accommodation and offers up numerous possibilities for prospective buyers. The property comes with gas central heating and upvc double glazing. Outside to the side of the property is a large decked area that leads around to the rear where you find a lawn area of garden, all with a fabulous sunny southerly aspect. The property is accessed via a metal gated entrance onto the private hardstand parking area.

Need A Mortgage?

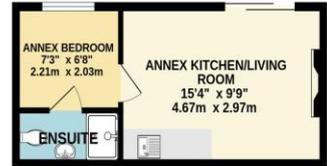
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Floor Plans

GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



LOWER GARDEN LEVEL
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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