



# Falcon

01752 600444

## 38 Plymview Close

Efford, Plymouth, PL3 6AL

Guide Price £250,000 - £260,000







## In Brief

**Detached and very well-presented property in a tucked away location with level gardens.**

**Reception Rooms** Living room / Kitchen Diner

**Bedrooms** Three Bedrooms

**Heating** Gas central Heating

**Area** 824 Sq ft

**Tenure** Freehold

**Parking** 2 Allocated Parking Spaces

**Council Tax** C

## Description

Detached and very well-presented property in a tucked away location with level gardens.

Having only been Built less than 10 Years ago this very modern home that you can move into straight away and enjoy. The property briefly comprises of Three Bedrooms and the master has an en-suite.

On the ground floor is a spacious kitchen diner with patio doors that lead onto the level access to private enclosed rear gardens, this also is the same for the lounge having the patio doors leading out to the garden. Also benefitting from Two private parking spaces are allocated to the property.

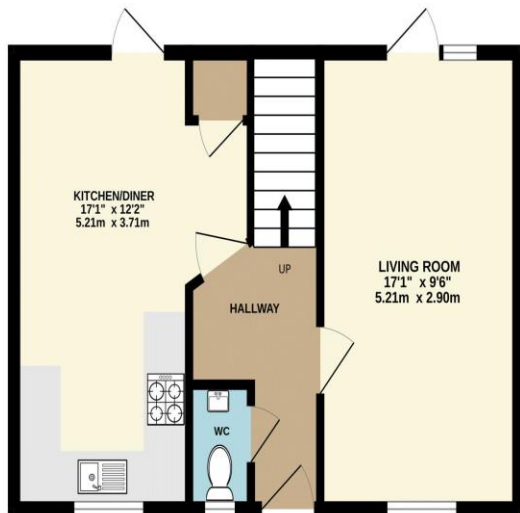
This property must be viewed to be fully appreciated.

**Need A Mortgage?**

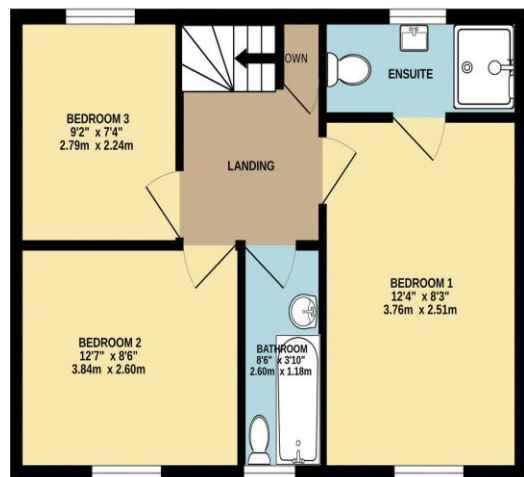
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

## Floor Plans

GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.6 sq.m.) approx.  
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## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee





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+) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

