



Falcon
fine

01752 600640

2 Harlech Close

Hartley Vale, Plymouth, PL3 5SL

Guide Price £400,000 - £410,000





In Brief

Detached property

Reception Rooms Living room - dining room

Bedrooms 4 Bedrooms

Heating Gas central heating

Area 1,176Sqft

Tenure Freehold

Parking Driveway for 2 cars & Double garage

Council Tax E

Description

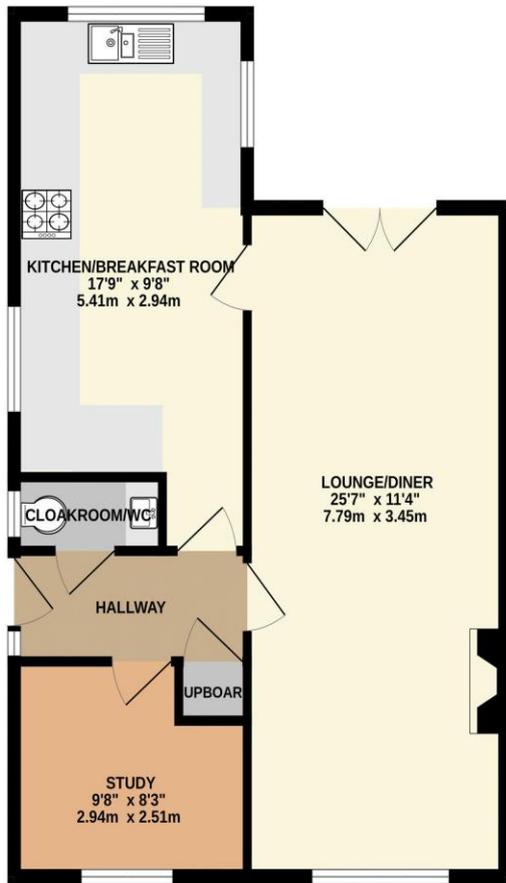
Stunning Four- Bedroom Detached Home in Exclusive Cul-De-Sac located in Hartley Vale. Situated in a tucked away Cul-de-sac location with just Seven homes, this beautifully presented four-bedroom detached property offers contemporary living. Boasting a Stylish design this home is perfect for modern living and could still be extended subject to Planning. Upon entering, you are welcomed into a bright hallway leading to a generous living room, which flows seamlessly into an open plan dining area and a newly fitted kitchen, complete with integral Fridge freezer, Ovens and Induction hob. A separate study provides the perfect space for home working, while a convenient WC completes the ground floor. Upstairs, four bedrooms and a family bathroom. Externally, the property benefits from an exceptionally large garden, ideal for outdoor entertaining or relaxation. A double driveway and double garage provide ample parking and storage. Agent: The seller of this property is an employee of Falcon.

Need A Mortgage?

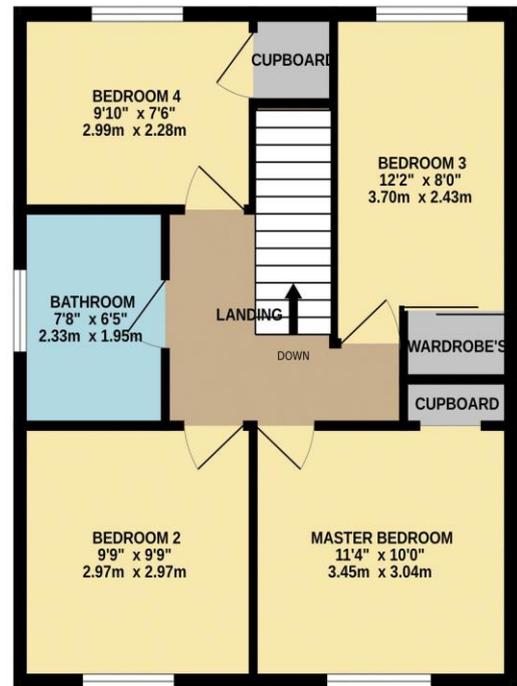
Don't pay more than you need to for your mortgage advice: ours is only £195 paid when you move!

Floor Plans

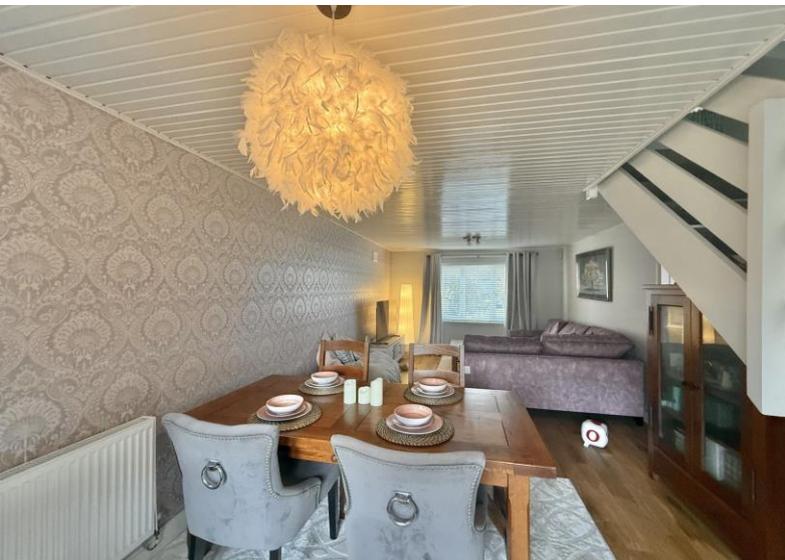
GROUND FLOOR



1ST FLOOR



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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		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
WWW.EPC4U.COM			

