



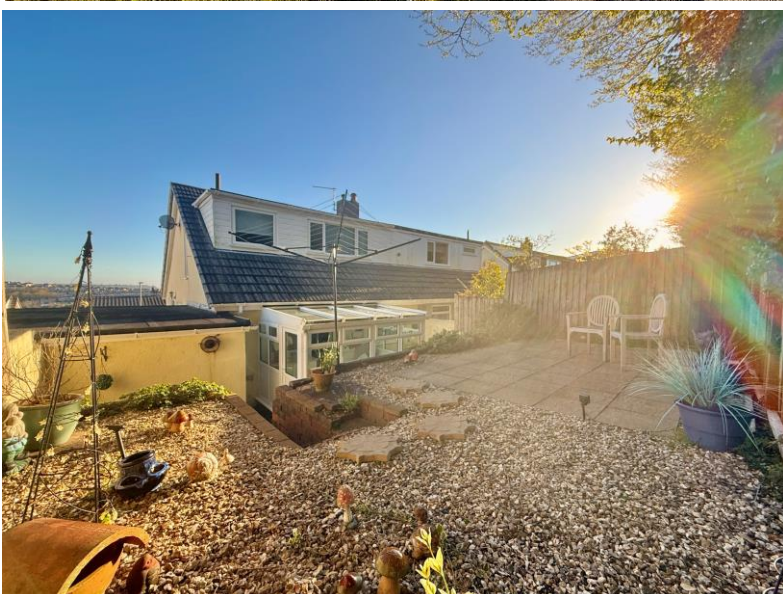
# Falcon

01752 600444

## 39 St. Edward Gardens

Eggbuckland, Plymouth, PL6 5PD

Guide Price £240,000 - £250,000







## In Brief

**Lovely 2/3 bed semi detached family home with driveway, garage, sunny garden**

**Reception Rooms** Large living room / dining room

**Bedrooms** 2/3 bedrooms

**Heating** Gas central heating

**Area** 930 sq ft

**Tenure** Freehold

**Parking** Driveway to GARAGE

**Council Tax** C

## Description

Located in this exceptional residential area is this beautifully presented and well modernised 2/3 bedroomed semi detached family home. As you approach the house you will see it has a good driveway running up to the front door and the garage.

Off the entrance hallway you have a good sized living room / dining room with two big windows allowing the light to flood in. There is a downstairs bedroom which could also be used as a separate dining room. The kitchen is well fitted with a good range of fitted units with an integral oven and hob. Beyond the kitchen there is a wonderful conservatory that leads to the garden.

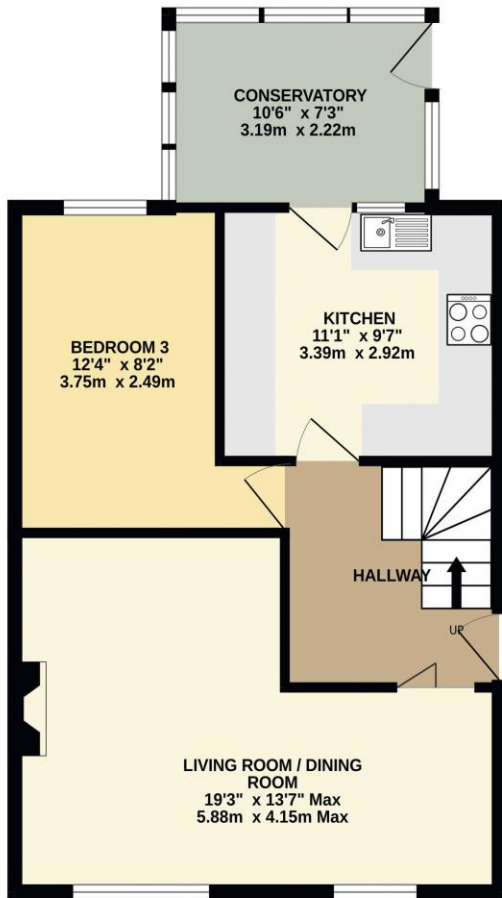
Off the first floor landing there are two good bedrooms and a modern fitted bathroom with a separate w/c. The property comes with gas central heating and upvc double glazing. Outside to the rear there is a lovely sunny garden that is on two levels with a nice area of patio. There is a driveway to the front that leads to the single garage ( 16'4 x 7'8 ). a lovely family home within easy reach of some excellent schools, shops and facilities.

**Need A Mortgage?**

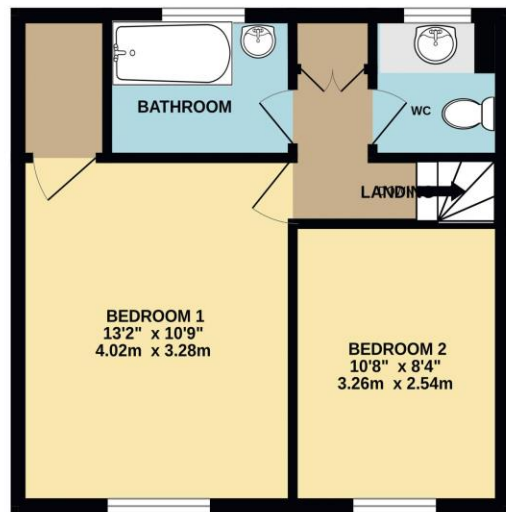
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# Floor Plans

GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.  
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## Fixed Price Conveyancing

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