



# Falcon

01752 600444

## 61 Rydal Close

Estover, Plymouth, PL6 8TR

Guide Price £220,000 - £230,000







## In Brief

### Modern end terraced property with newly fitted kitchen

**Reception Rooms** Living- Dining room

**Bedrooms** Three Bedroom

**Heating** Gas central Heating

**Area** 797SqFt

**Tenure** Freehold

**Parking** On street parking

**Council Tax** B

## Description

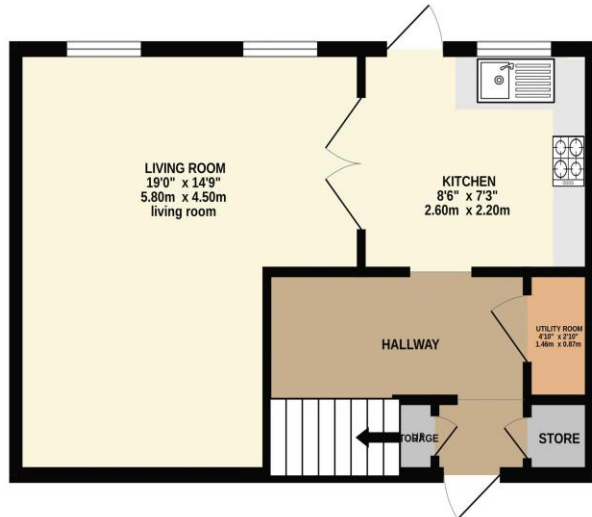
**Modern Three-Bedroom End-Terrace – Ideal Family Home** This beautifully presented three-bedroom end-terraced home offers modern living in a convenient location, perfect for families and first-time buyers alike. Step inside to discover a newly fitted kitchen that flows seamlessly into the open-plan lounge/diner, creating a bright and sociable living space. A separate utility room adds practicality, along with ample built-in storage throughout the property. Upstairs, you'll find two generous double bedrooms and a comfortable single bedroom, ideal as a child's room, guest space, or home office. The family bathroom is well-appointed and modern. Outside, enjoy a low-maintenance, south-facing rear garden with patio—perfect for summer relaxation and entertaining. The property also benefits from on-street parking. Located close to well-regarded local schools, supermarkets, and excellent transport links including the A38, this home is ideally placed for both daily commutes and family life. Don't miss your chance to view this stylish and spacious home—a fantastic opportunity for any growing family.

**Need A Mortgage?**

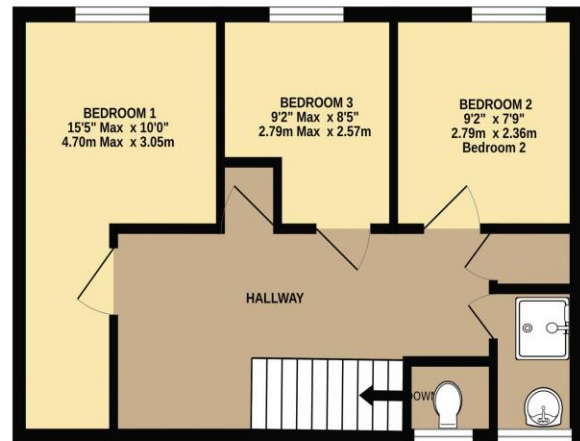
**Don't pay more than you need to for your mortgage advice:**  
ours is only £195 paid when you move!

## Floor Plans

GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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.**

