



Falcon

01752 600444

78 North Down Crescent

Keyham, Plymouth, PL2 2AT

Guide Price £210,000 - £220,000





In Brief

Larger than average House with off road parking

Reception Rooms Living room - Kitchen Diner - conservatory

Bedrooms 3 Bedrooms

Heating Gas central heating

Area 710 Sq Ft

Tenure Freehold

Parking Off road parking

Council Tax A

Description

Spacious Three-Bedroom Semi-Detached Home on a Generous Plot – Must Be Viewed! Occupying a larger-than-average plot, this fantastic three-bedroom semi-detached property offers excellent living space both inside and out. With off-road parking for several vehicles and a range of versatile outbuildings, this home is perfect for families or those looking for extra space to relax and entertain. Externally, the property features a southerly-facing decked area ideal for summer dining and relaxing in the sun. Two outbuildings have been creatively transformed—one currently set up as a cinema room and the other offering potential to be used as a bar, games room or hobby space. Inside, the home is well-presented throughout and offers a cosy lounge complete with a newly-fitted log burner, a spacious kitchen-diner perfect for family meals, and a bright conservatory that adds extra living space and a view over the rear garden. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, making this a practical and comfortable home for a growing family. Ideally located close to a number of well-regarded primary schools, the Royal Navy base at Devonport, and with excellent transport links into Plymouth City Centre and easy access to the A38, this home offers convenience as well as comfort. A unique opportunity with plenty of outside space and flexible accommodation – early viewing is highly recommended.

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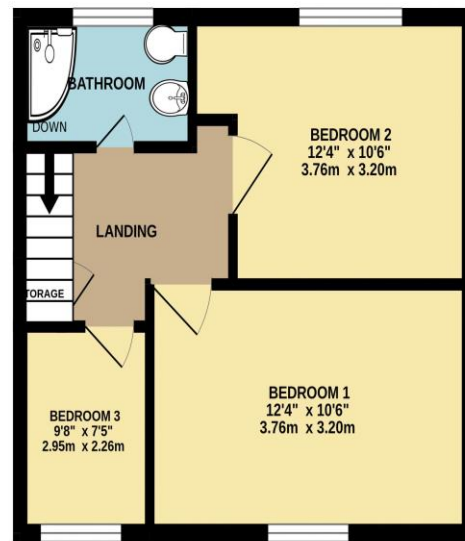
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Floor Plans

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (65.9 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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