



# Falcon

01752 600444

## 9 Second Avenue

Camels Head, Plymouth, PL2 2EQ

Guide Price £150,000 - £160,000





## In Brief

### A two bedroomed terraced house in need of updating and TLC, courtyard garden

<b>Reception Rooms</b>	Large living room	<b>Parking</b>	On street parking
<b>Bedrooms</b>	2 double bedrooms	<b>Council Tax</b>	A
<b>Heating</b>	Gas central heating		
<b>Area</b>	777 sq ft		
<b>Tenure</b>	Freehold		

## Description

Located in this convenient and established residential area is this 2 bedroomed mid terraced house that is now in need of redecoration and some 'TLC' throughout.

Off the entrance hallway you have a living room at the front.

To the rear of the house there is a kitchen / diner and a bathroom at the back. Off the first floor landing there are two double bedrooms.

The property comes with gas central heating and upvc double glazing. Outside to the rear there is an enclosed courtyard garden.

Need A Mortgage?

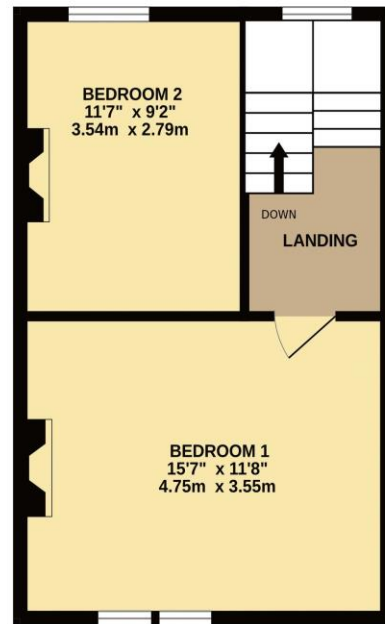
Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!

# Floor Plans

GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.  
Made with Metropix ©2025



## 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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

**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		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

