



Falcon

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16 Braddons Hill

Plympton, Plymouth, PL7 4RU

Guide Price £170,000





In Brief

Packed with Potential in a Prime Location! 2 double bedroomed semi with large garden

Reception Rooms Large living room and kitchen / diner

Bedrooms 2 double bedrooms

Heating Gas central heating

Area 769 sq ft

Tenure Freehold

Parking Driveway and garage

Council Tax B

Description

Set in a sought-after residential area, close to some excellent local schools, this spacious 1950s-style two double bedroom semi-detached home is ready for its next chapter. With what appear to be solid bones and generous proportions, it's the perfect project for anyone looking to create a truly fabulous family home. Yes, it needs some modernisation and a few building upgrades—but that's where the opportunity lies. This isn't just a renovation; it's a chance to reimagine and transform a well-located home into something special. Inside, you'll find gas central heating (not checked) and UPVC double glazing. Outside, a long driveway leads up to a detached single garage, offering ample parking and storage space. But the real hidden gem? The garden. It's unexpectedly large, enjoys sunshine throughout the day, and offers huge potential for outdoor living, entertaining, or even extending (subject to planning). Not one for the faint-hearted, but if you've got vision and energy, this home could be absolutely stunning. Don't miss the chance to unlock its full potential!

Need A Mortgage?

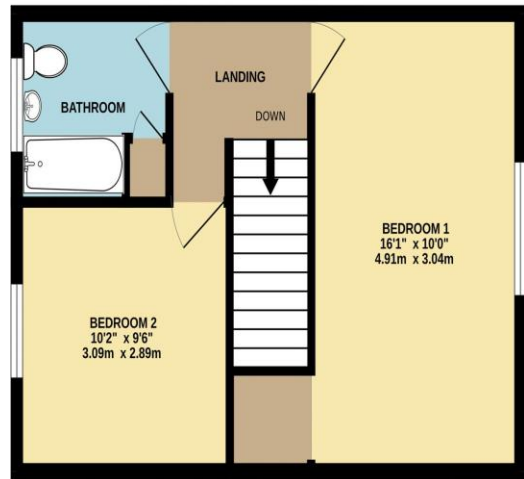
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Floor Plans

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.
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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		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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