



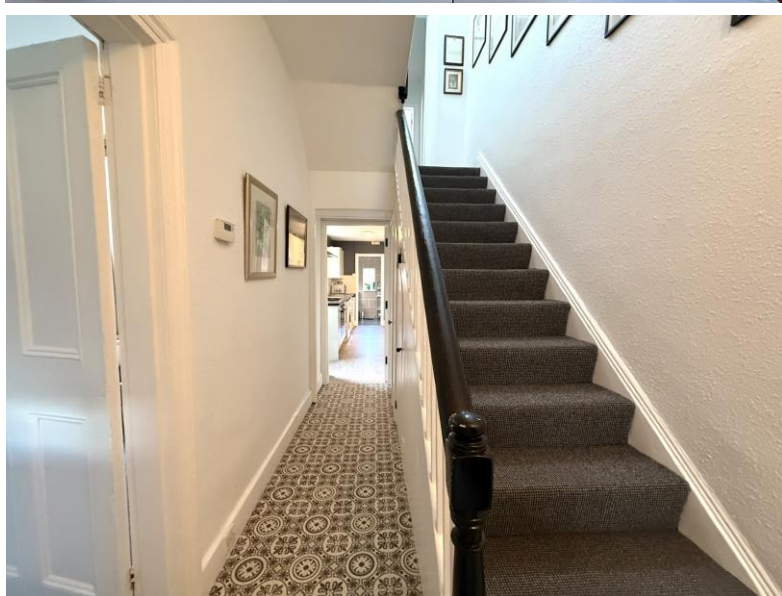
Falcon

01752 600444

4 Plym Street

Greenbank, Plymouth, PL4 8NS

Guide Price £250,000-£270,000





In Brief

Versatile Central Property family home - Investment opportunity

Reception Rooms Two spacious Reception rooms

Bedrooms 4/5 Bedrooms

Heating Gas central heating

Area 1,281SQFT

Tenure Freehold

Parking On street parking

Council Tax A

Description

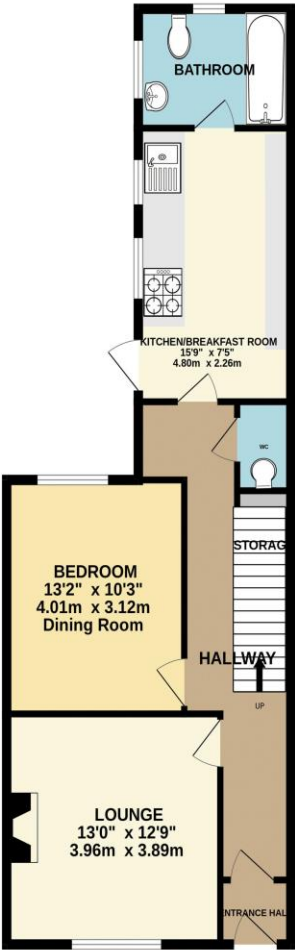
This is a fantastic opportunity to acquire a beautifully presented and incredibly versatile four/five-bedroom property situated in a central location close to Plymouth City Centre and Plymouth University. Perfectly suited as a large family home or a five-bedroom investment property, this home offers generous living accommodation and ample outdoor space, all finished to an immaculate standard throughout. The ground floor comprises a spacious lounge and a charming feature fireplace, creating a welcoming and comfortable living space. The second reception room benefits from double glazing and faces the rear elevation towards the private garden and offers flexibility to be used as a formal dining room or a fifth bedroom, depending on requirements. The modern fitted kitchen is equipped with a range of wall and Base units and leads through to a newly fitted, contemporary bathroom, completing the ground floor accommodation. On the first floor, there are four well-proportioned double bedrooms and a modern shower room, providing ample space for family living or multiple tenants if used as an investment property. To the rear of the property is a private, good-sized, wall-enclosed garden, offering a pleasant outdoor area for relaxation or entertaining. This superb property offers excellent flexibility, immaculate presentation, and a convenient central location. Whether you're looking for a spacious family home or a strong investment opportunity, this property delivers on every level. Viewing is highly recommended to appreciate the space, quality, and potential this fantastic home has to offer.

Need A Mortgage?

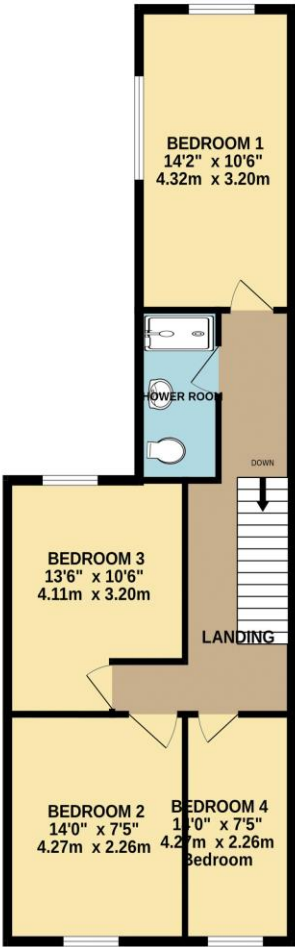
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 sq.m.) approx.
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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		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

