



Falcon

01752 600444

34 Efford Lane

Efford, Plymouth, PL3 6BG

Offers in Excess of £210,000





In Brief

Stylishly Refurbished 3-Bedroom semi detached Family Home with Estuary Views

Reception Rooms	Good size living room		
Bedrooms	3 bedrooms		
Heating	Gas central heating	Parking	On street parking
Area	924 sq ft	Council Tax	B
Tenure	Freehold		

Description

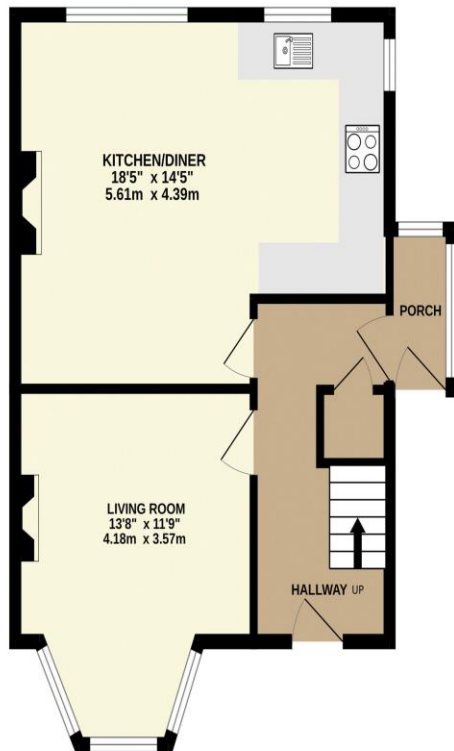
Nestled in a well-established residential area, this beautifully refurbished 1950s-style three-bedroom semi-detached home perfectly blends classic character with fresh modern living. From the moment you arrive, you'll catch a glimpse of the sparkling Plym Estuary, setting the tone for what's to come. Step inside and you'll find a welcoming entrance hallway leading to a bright and comfortable living room at the front of the property – the ideal space to relax and unwind. At the rear, the home opens up into a stunning open-plan kitchen and dining area, filled with natural light and designed for modern family life. The brand-new kitchen features sleek, contemporary units, an integrated oven and hob, and two large windows that frame the beautiful views. A handy side porch offers easy access to the garden. Upstairs, the three lovely bedrooms are all bright, cheerful, and thoughtfully decorated. The rear bedrooms enjoy the same gorgeous outlook across towards the estuary and beyond, while the newly fitted bathroom and separate W/C add style and practicality. Outside, the good-sized rear garden enjoys a sunny southerly aspect – perfect for relaxing, entertaining, or watching the kids play. Mostly laid to lawn, it offers plenty of potential to make it your own. With gas central heating, uPVC double glazing, and a comprehensive modernisation throughout, this home is truly ready to move straight into. It's ideally located close to good local schools, amenities, and offers easy access to Plymouth city centre.

Need A Mortgage?

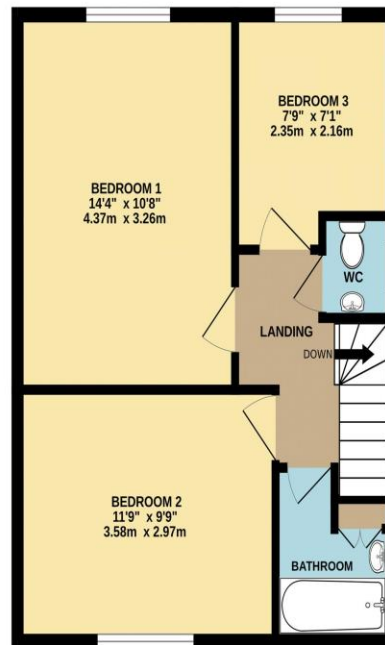
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.

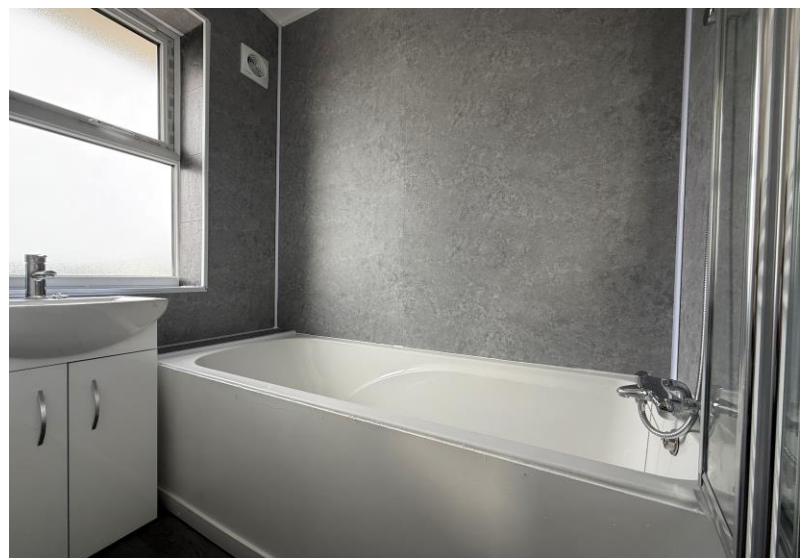


TOTAL FLOOR AREA: 924 sq.ft. (85.9 sq.m.) approx.
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A complete solution from just £600 with No sale – No Fee



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

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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		85
(69-80) C	73	
(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	
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