



# Falcon

01752 600444

## 98 Cardinal Avenue

St Budeaux, Plymouth, PL5 1UT

Guide price £230,000- £240,000







## In Brief

### Stunning Three Storey Semi- Detached Home

<b>Reception Rooms</b>	Open plan kitchen - extended living room Private south Facing Gardens		
<b>Bedrooms</b>	2 Double bedrooms		
<b>Heating</b>	Gas Central Heating	<b>Parking</b>	2 Allocated Parking Spaces
<b>Area</b>	1033 Sq Ft	<b>Council Tax</b>	B
<b>Tenure</b>	Freehold		

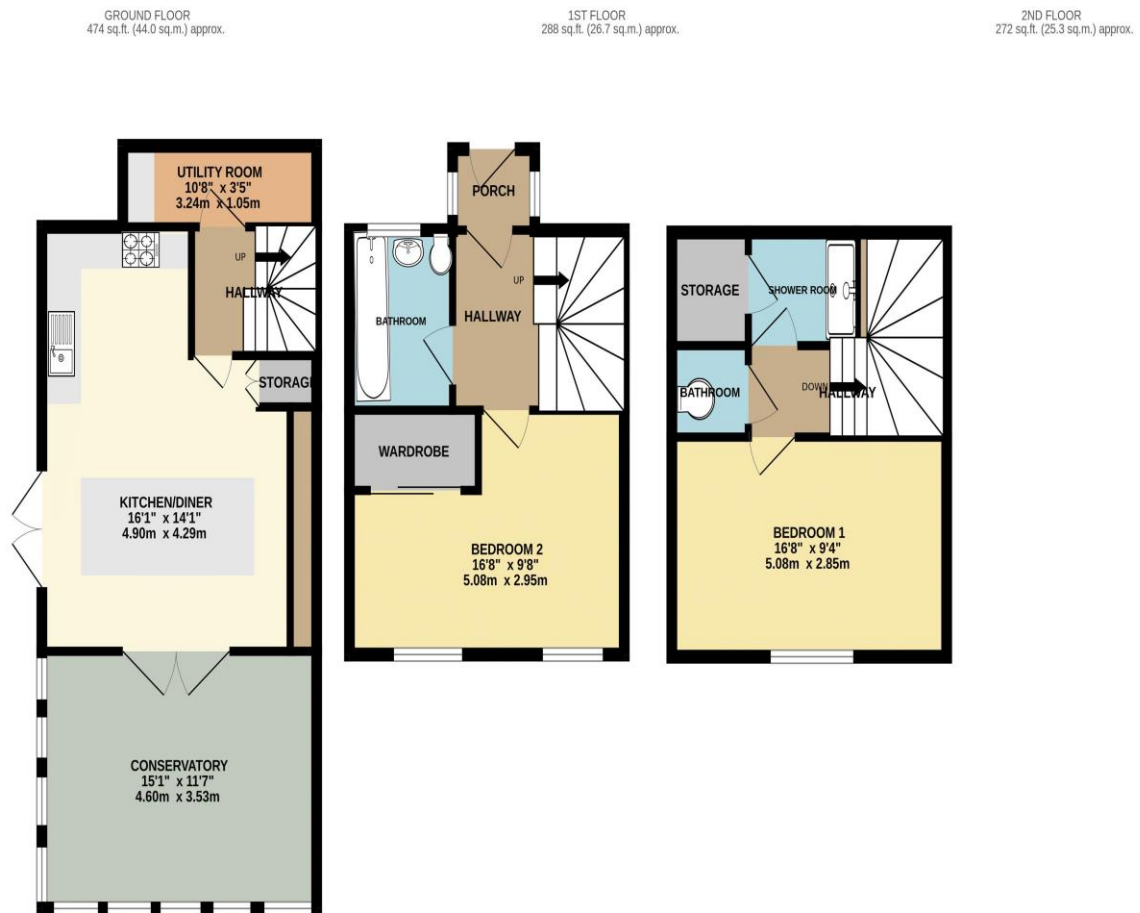
## Description

Nestled at the end of a peaceful cul-de-sac in the ever-popular area of St Budeaux , this beautifully presented three-storey semi-detached property offers an exceptional standard of living throughout. Meticulously decorated and maintained, the home benefits from a thoughtfully designed extension that captures far-reaching views across Cornwall, the River Tamar, the Tamar Bridge. Upon entering the property, you are welcomed by a spacious double bedroom and a contemporary family bathroom. This level was formerly configured to provide two bedrooms and could easily be reverted back to a three-bedroom layout if desired, offering flexibility for future living needs. Descending to the lower level, you will find an outstanding, well-appointed kitchen that truly forms the heart of the home. Featuring extensive workspaces, generous storage, an island, and a full range of integrated appliances—including a dishwasher, double ovens, a hob, and a fridge-freezer—this kitchen has been finished to an exceptional standard. From here, doors open out onto beautifully landscaped tiered gardens, arranged over two levels and set on a notably generous plot, perfect for outdoor dining, relaxing, and entertaining. The top floor is dedicated to a luxurious primary suite, comprising a spacious double bedroom accompanied by a stylish shower room and WC. Elevated and private, this floor also enjoys wonderful open outlooks. Ideally located close to local amenities, excellent schools, and the Devonport Dockyard and Naval Barracks, the property also offers superb transport links with easy access to the A38 and nearby city connections. A rare opportunity to acquire a high-quality home in a desirable setting with exceptional views—early viewing is highly recommended.

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# Floor Plans



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 sq.m.) approx.  
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