



**Falcon**

01752 600444

## **29 Walcot Close**

Thornbury, Plymouth, PL6 8TG

Guide Price £160,000 - £170,000





## In Brief

### Ground floor apartment

**Reception Rooms** Living room - Dining area  
**Bedrooms** 2 Bedrooms  
**Heating** Gas Central Heating  
**Tenure** Leasehold

**Parking** Garage in Block  
**Council Tax** A

## Description

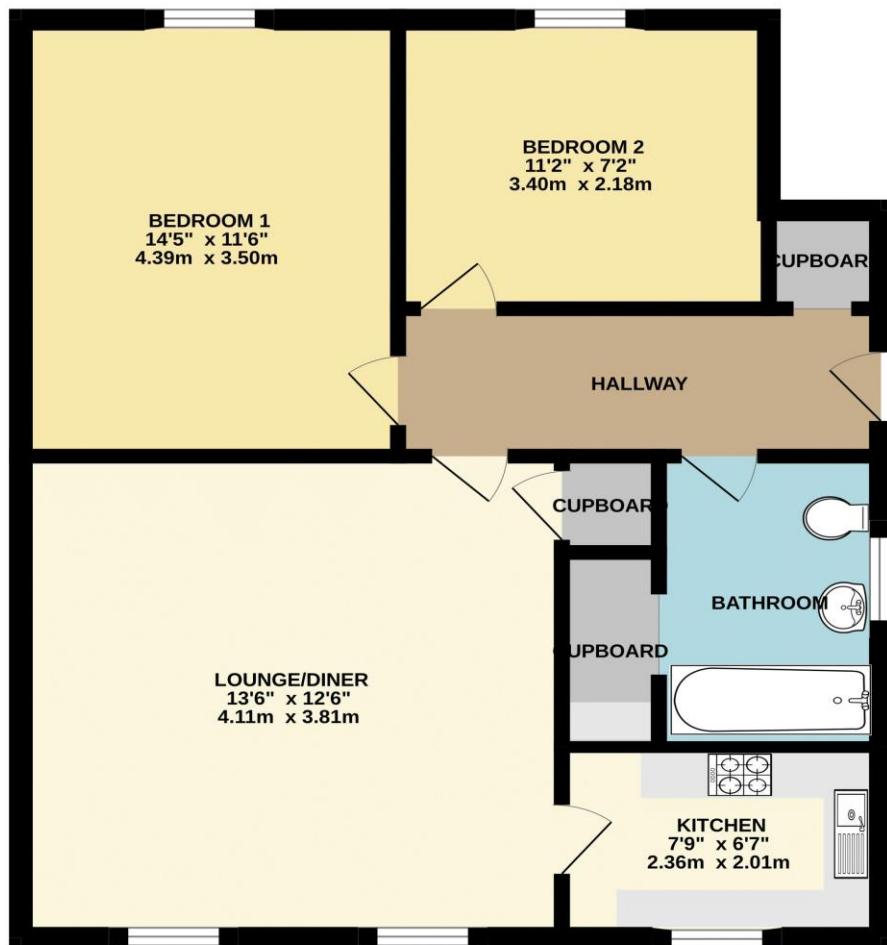
Located within a quiet cul-de-sac in the ever-desirable area of Thornbury, Estover, this well-presented ground floor, purpose-built apartment offers generous accommodation and excellent outdoor space, making it an ideal purchase for a variety of buyers, this is a rare opportunity as these properties don't come to market often. The property is accessed via a double-glazed entrance door leading into a welcoming hallway, which provides access to a modern bathroom and a large, useful storage cupboard. The accommodation continues with a spacious primary bedroom positioned to the rear elevation, alongside a second smaller double bedroom, ideal for guests, a home office or additional storage. To the heart of the home is a larger-than-average living and dining area, offering ample space for both relaxation and entertaining, which in turn leads through to a modern fitted kitchen. A particular highlight of this property is the exclusive outdoor space, benefitting from its own private, larger-than-average front garden as well as a small patio area to the rear, providing rare outside areas for an apartment of this type. Further benefits include a garage in block, ideal for additional storage. Offered to the market chain-free, the property has been freshly redecorated throughout with new carpets and paintwork, creating a true turnkey home ready for immediate occupation. Early viewing is highly recommended to fully appreciate the space, condition and unique benefits on offer — contact us today to avoid disappointment.

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## Floor Plans

### GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	75
(1-20) G		
Not energy efficient - higher running costs		
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