



# Falcon

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## 52 Dale Gardens

Mutley, Plymouth, PL4 6PX

Guide Price £240,000 - £250,000





## In Brief

### Mid terraced family home

**Reception Rooms** Living room & spacious open plan kitchen - Dining room

**Bedrooms** 3 bedrooms

**Heating** Gas central Heating

**Parking** Off road & street parking

**Area** 985 Sq Ft

**Council Tax** B

**Tenure** Freehold

## Description

Situated in the ever-popular area of Mutley Plain, this fantastic three-bedroom mid-terrace property offers well-proportioned accommodation and is being offered to the market with no onward chain, making it an ideal first-time purchase or investment opportunity. The ground floor briefly comprises a welcoming living room to the front aspect, an inner hallway, and a spacious open-plan kitchen/dining room to the rear – perfect for modern family living and entertaining. From here, access leads into a useful lean-to which benefits from a WC and further storage space.

Externally, the enclosed courtyard garden offers a rare opportunity for off-road parking for a car or motorbike, subject to any necessary consents, adding further appeal to this central home.

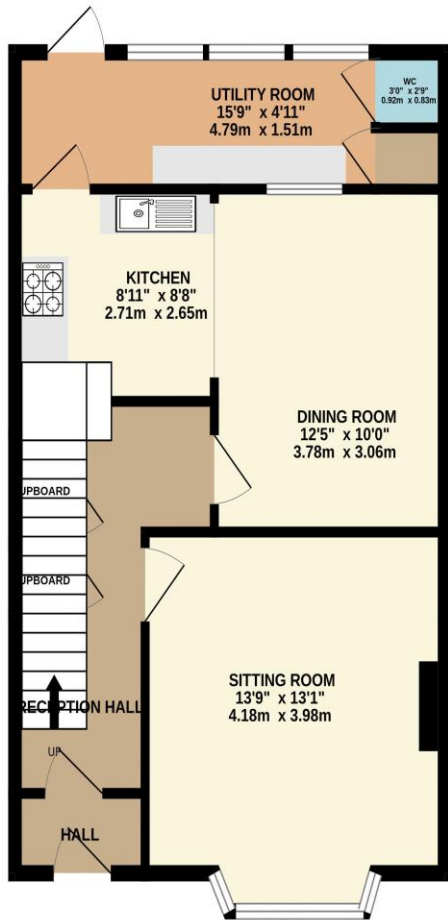
To the first floor, the property boasts three bedrooms, including two generous double rooms and a well-sized single bedroom, along with a family bathroom. Conveniently located close to well-regarded local schools, shops, cafes, and amenities in Mutley Plain, this home combines comfort, convenience, and potential. Early viewing is highly recommended.

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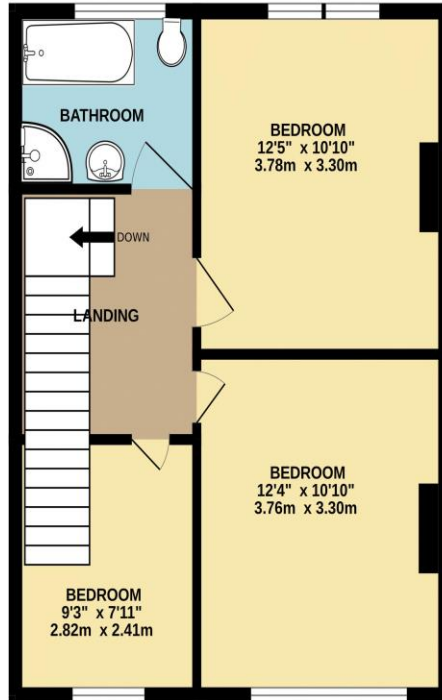
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# Floor Plans

GROUND FLOOR



1ST FLOOR

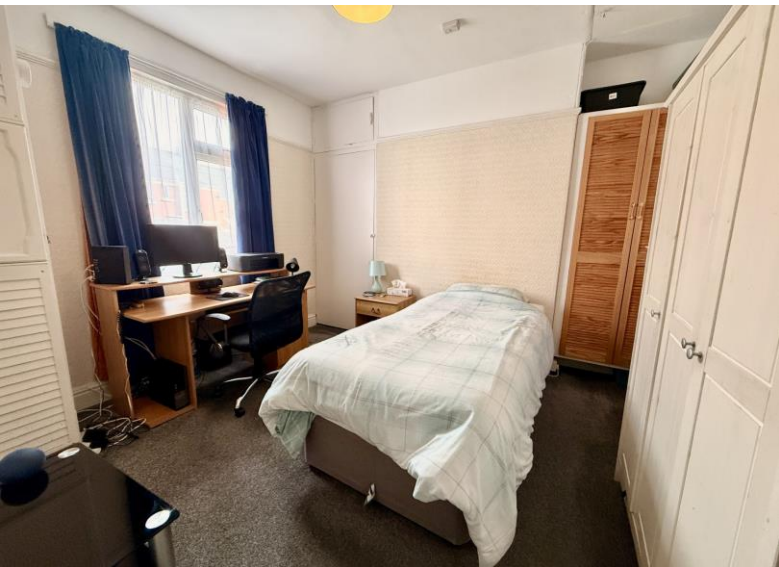


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