



Falcon

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28 Dale Gardens

Mutley, Plymouth, PL4 6PX

Guide Price £255,000 - £265,000





In Brief

Spacious 3-Bedroom Terraced Home Just a Short Walk from Central Park

Reception Rooms	Large living room with separate dining room		
Bedrooms	3 bedrooms		
Heating	Gas central heating	Parking	On street parking - permits apply.
Area	1097 Sq ft	Council Tax	B
Tenure	Freehold		

Description

Situated in a sought-after central location, just a short walk from Central Park, this well-presented three-bedroom terraced home offers spacious, practical accommodation ideal for families and first-time buyers alike. A particularly generous entrance hall creates a welcoming first impression with an area that would take a small desk, leading to a bright and airy living room that flows through to a separate dining room, perfect for entertaining. To the rear, the modern fitted kitchen provides ample storage and workspace, complete with an integrated oven and hob. Upstairs are three well-proportioned bedrooms and a family bathroom with a shower over the bath. Further benefits include gas central heating and uPVC double glazing throughout. Outside, the enclosed rear courtyard garden is predominantly laid to patio and bordered by attractive established walling, creating a private, low-maintenance outdoor space. Conveniently positioned close to the excellent range of shops, cafés and amenities at Mutley Plain, with Plymouth City Centre also within easy reach, this is a fantastic opportunity to purchase a home in a well-established and highly convenient residential area.

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Floor Plans

Approximate Gross Internal Area 1097 sq ft - 102 sq m

Ground Floor Area 613 sq ft – 57 sq m

First Floor Area 484 sq ft – 45 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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		
(55-68) D	66	
(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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