



Falcon

01752 600444

Flat 2, 23

Seaton Avenue, Plymouth, PL4 6QJ

Guide Price £120,000-£130,000





In Brief

Stylish Ground Floor Flat Just Moments From Mutley Plain, Ideal First Buy or Investment

Reception Rooms Large living room / kitchen

Bedrooms 2 bedrooms

Heating Gas central heating

Area 495 sq ft

Tenure Leasehold

Parking Allocated parking space to rear
+ On street parking

Council Tax A

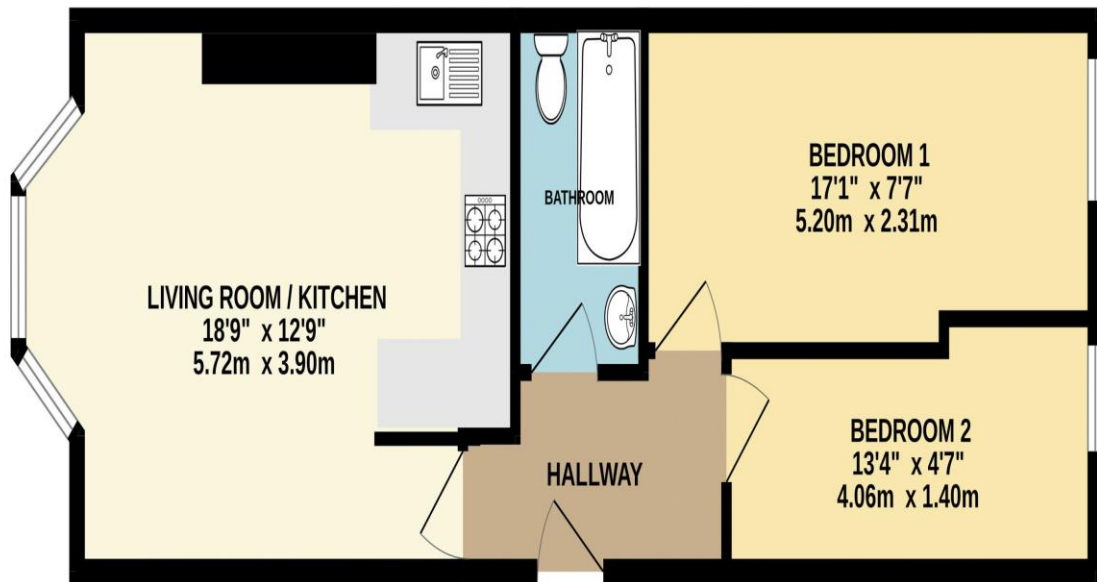
Description

Located just a short walk from the ever-popular Mutley Plain, with its excellent selection of shops, pubs, coffee shops and everyday amenities, is this well-presented two-bedroom ground floor flat, set within an impressive double-fronted period building. From the communal hallway, you enter your own private entrance hall, leading into a surprisingly spacious open-plan living room and kitchen. The living space is bright and comfortable, while the kitchen is fitted with a modern range of units, integral oven and hob. There are two good-sized bedrooms, together with a contemporary bathroom featuring a modern white suite and mixer shower over the bath. Allocated parking space to rear. An appealing opportunity for a first-time buyer looking for a conveniently positioned home, or an investor seeking a readily lettable property close to Mutley Plain, Plymouth City Centre and excellent transport links.

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GROUND FLOOR 495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx.

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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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

