



Falcon

01752 600444

1 Arlington Road

Plymouth, PL4 7ER

Guide Price £225,000 - £250,000





In Brief

Spacious & Bright 3-Bed Home with Private Garden and Endless Potential

Reception Rooms Two large reception rooms

Bedrooms Three double bedrooms

Heating Gas central heating

Area 1295 sq ft

Tenure Freehold

Parking On street parking, restrictions may apply.

Council Tax C

Description

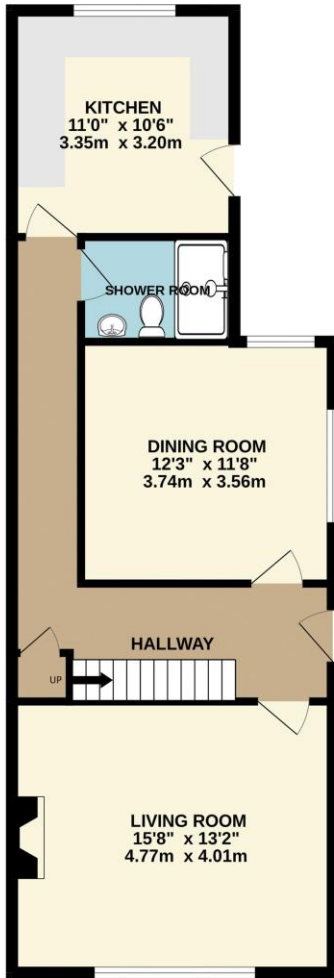
Brilliantly located within easy walking distance of Mutley Plain and its many shops and amenities, this three-bedroom semi-detached family home sits in a small, exclusive cul-de-sac of just six houses. Now in need of some redecoration and modernisation, it offers a superb opportunity to add value and put your own stamp on a well-proportioned home. The ground floor features a generous hallway, a large living room, and a separate dining room—ideal for family life and entertaining. There's a downstairs bathroom with WC and a well-fitted kitchen with direct access to the garden. Upstairs, a light landing leads to three double bedrooms and a modern fitted shower room. Outside, the property enjoys a good-sized garden to the side and rear, with a large side patio and steps up to a lawned area. Bright, sunny, and enjoying a good degree of privacy, it's perfect for relaxing or alfresco dining. Further benefits include the quiet cul-de-sac setting, family-friendly layout, and fantastic scope to update. A rare find in such a central location—early viewing recommended.

Need A Mortgage?

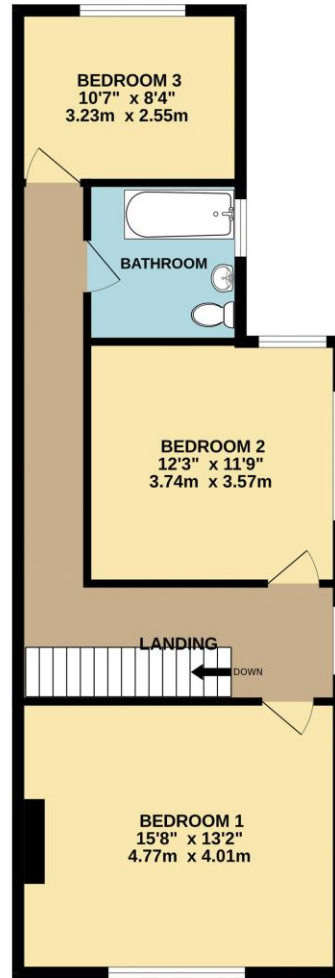
Don't pay more than you need to for your mortgage advice: ours is only £195 paid when you move!

Floor Plans

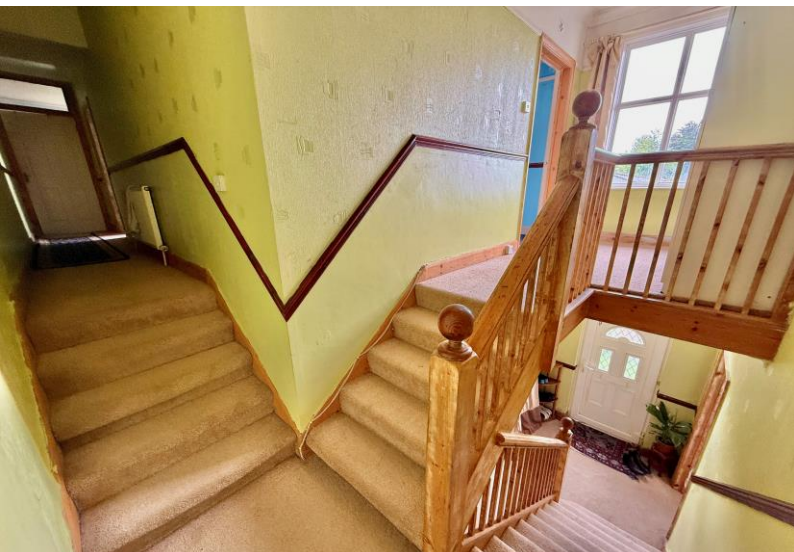
GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.4 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

