



Falcon

01752 600444

79 Yellowmead Road

Ham, Plymouth, PL2 2QE

Guide Price £210,000 - £220,000





In Brief

Beautifully Presented Home with Two Double Bedrooms & Sunny Garden

Reception Rooms Large living room / dining room

Bedrooms 2 double bedrooms

Heating Gas central heating

Area 605 sq ft

Tenure Freehold

Parking Allocated parking space

Council Tax A

Description

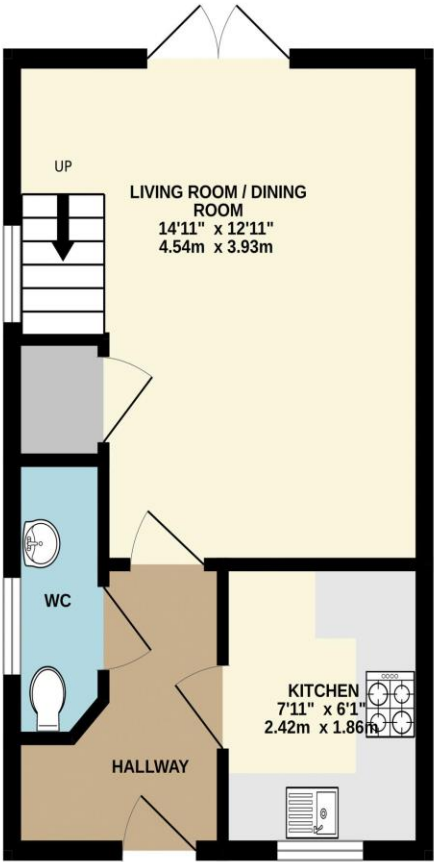
Situated in a fantastic position on this popular development, this beautifully presented two double bedroom home is perfect for first-time buyers, downsizers or investors alike. The welcoming entrance hallway provides access to a convenient downstairs WC and a stylish fitted kitchen complete with an oven and hob. To the rear, the spacious living/dining room is flooded with natural light and features double doors opening onto the enclosed rear garden, creating a wonderful space for both relaxing and entertaining. Upstairs, there are two generous double bedrooms and a contemporary family bathroom fitted with a modern white suite and mixer shower over the bath. The property also benefits from gas central heating and uPVC double glazing throughout along with solar panels. Outside, the sunny rear garden is enclosed and designed for easy enjoyment, with a lawned area and an attractive decked seating space, perfect for summer dining or entertaining friends and family. Located on the ever-popular Yellowmead Road in Ham, the property is conveniently positioned close to local shops, schools, parks and everyday amenities, while Plymouth city centre and major transport links are within easy reach. A superb home in a sought-after location that is ready to move straight into.

Need A Mortgage?

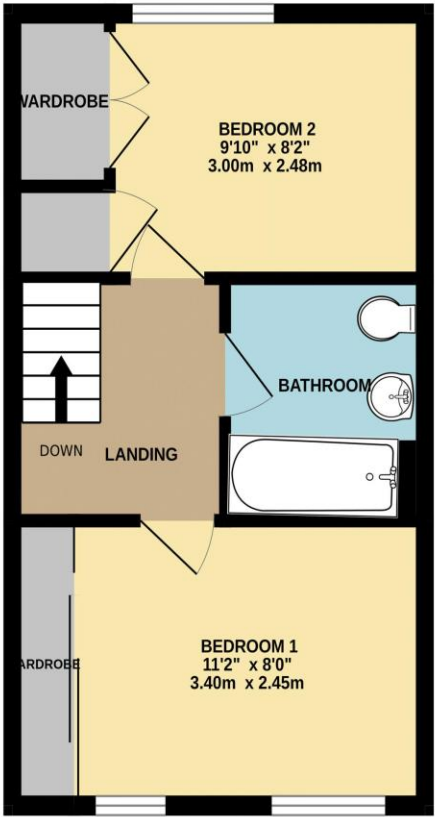
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.

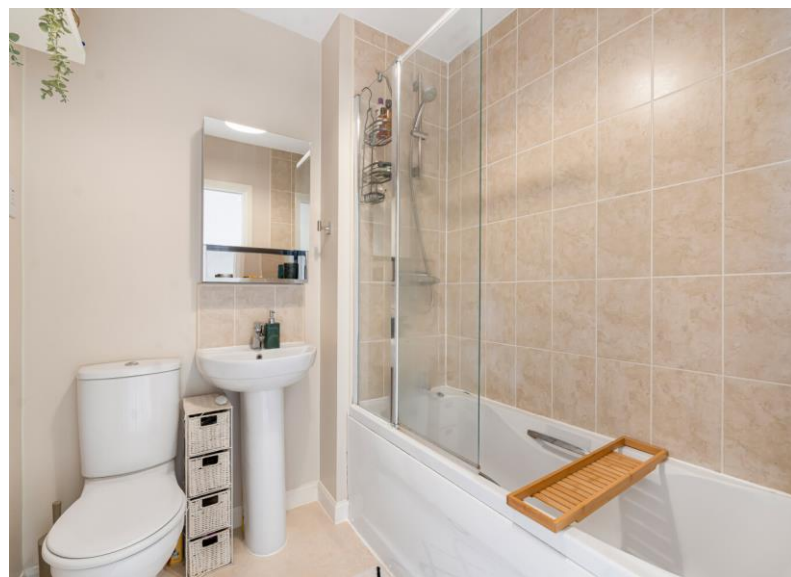


1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.4 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.

