



Falcon

01752 600444

45 Yellowmead Road

Ham, Plymouth, PL2 2QE

Offers in Excess of £200,000





In Brief

Beautifully Presented Two Double Bedroom Home in a Sought-After Location

Reception Rooms	Living room with kitchen / diner		
Bedrooms	2 double bedrooms		
Heating	Gas central heating	Parking	Driveway parking
Area	678 sq ft	Council Tax	A
Tenure	Freehold		

Description

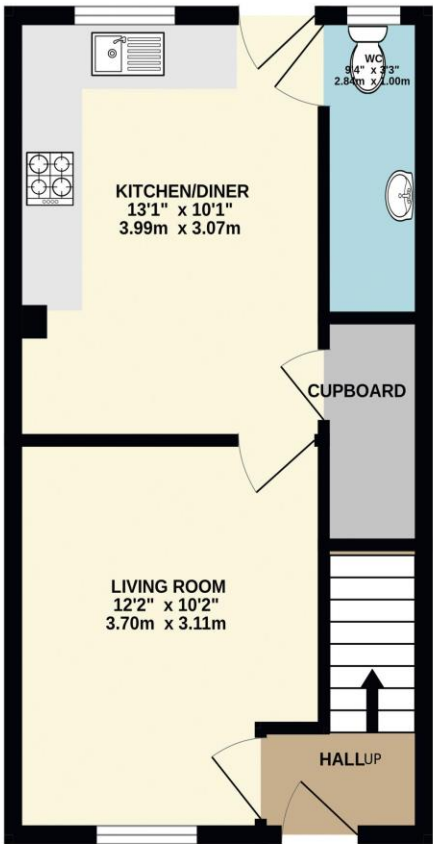
Occupying a fantastic position on the ever-popular development, this well presented two double bedroom home offers stylish, move-in-ready accommodation that is perfect for first-time buyers, downsizers or investors. Step inside to an entrance hallway leading through to the spacious living room which is flooded with natural light, a door leads through to the modern fitted kitchen / diner complete with an integrated oven and hob creating the ideal space for everyday living and entertaining. Upstairs, you'll find two generous double bedrooms along with a contemporary family bathroom featuring a modern white suite and mixer shower over the bath. The property further benefits from gas central heating and uPVC double glazing throughout for year-round comfort and efficiency. Outside, the enclosed rear garden has been designed for easy enjoyment, with a lawned area and an attractive Patio seating space that's perfect for summer barbecues, al fresco dining or spending time with family and friends. Ideally located in the popular Ham area, the property is within easy reach of local shops, schools, parks and everyday amenities, while Plymouth city centre and excellent transport links are just a short distance away. Offering a superb combination of style, comfort and convenience, this is a fantastic opportunity to purchase a home that is ready to move straight into. Early viewing is highly recommended.

Need A Mortgage?

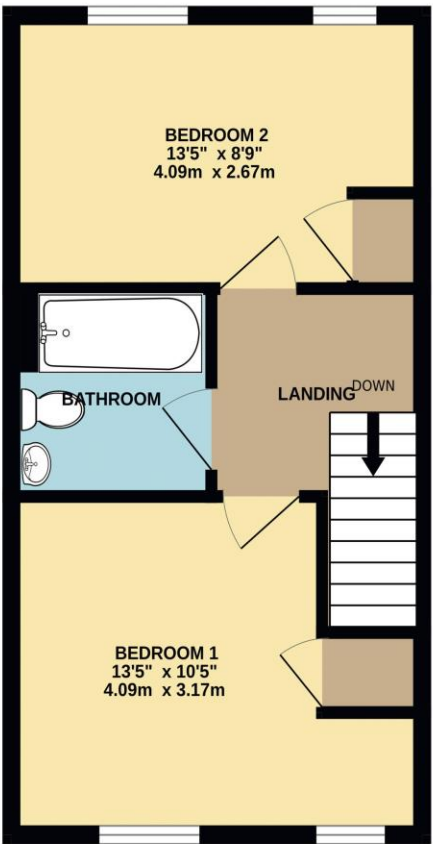
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(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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