



Falcon

01752 600444

100 Fegen Road

St Budeaux, Plymouth, PL5 1HZ

Guide Price £100,000-£110,000





In Brief

Beautifully Presented 2-Bedroom Flat With Woodland Views & Stunning Communal Gardens

Reception Rooms	Large living room
Bedrooms	2 double bedrooms
Heating	Gas central heating
Area	660 sq ft
Tenure	Leasehold

Parking	On street parking
Council Tax	A

Description

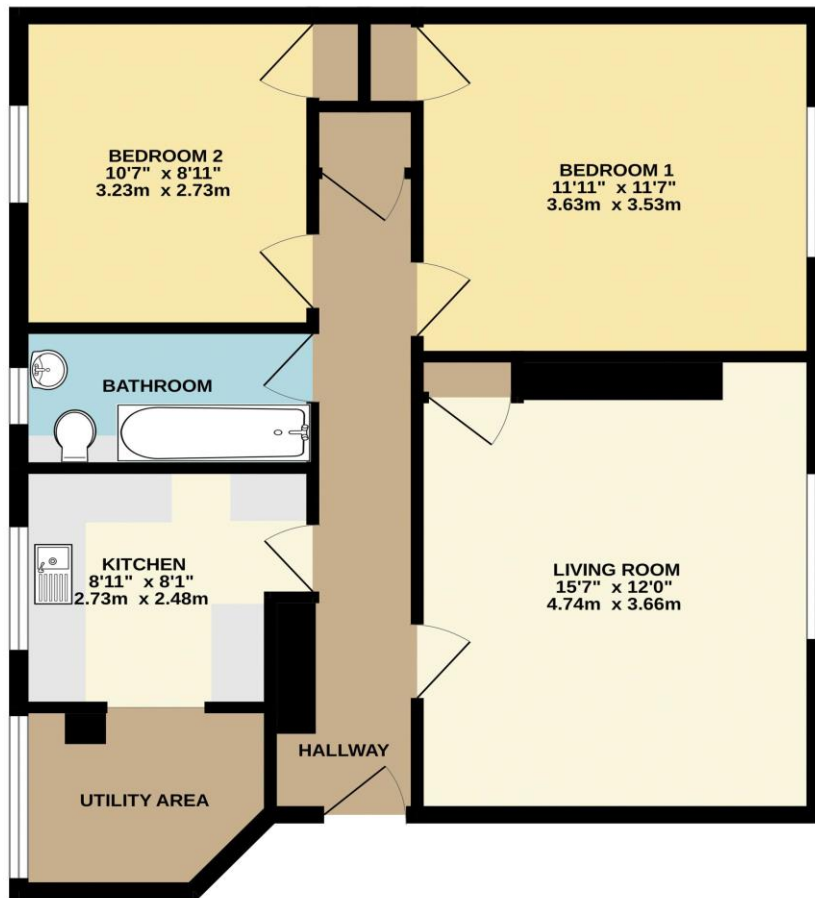
Tucked away in a well-established residential crescent overlooking a pleasant green, this beautifully presented first-floor two double bedroom flat offers stylish, comfortable living in a peaceful setting. Built in the 1960s, the property benefits from a secure entry phone system, attractive communal gardens and a wonderful woodland outlook. A personal hallway leads into a spacious living room enjoying an open outlook across the green. The two double bedrooms are complemented by a modern fitted bathroom, while the stylish kitchen features a contemporary range of units and a lovely leafy outlook to the rear. An opening leads into a useful utility area, with a large window overlooking the surrounding woodland and a further door providing access to the communal hallway. The attractive communal gardens are a real bonus, while a pathway through the woods leads down towards the river creek, offering a lovely spot for a stroll or even launching a paddleboard! Conveniently positioned for the shops, amenities and schools of St Budeaux, this appealing home is ideal for first-time buyers, downsizers or investors alike. **TENURE:** Leasehold, with approximately 952 years remaining. Service charge circa £140 per month.

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Floor Plans

GROUND FLOOR
660 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.4 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

