



# Falcon

01752 600444

## Flat 1, 23

Benbow Street, Plymouth, PL2 1BX

£75,000





## In Brief

### First Home Feeling! Stylish 1-Bed Period Flat with Courtyard, Great Location & NO CHAIN!

**Reception Rooms** Bright and sunny living room

**Bedrooms** Double bedroom

**Heating** Gas central heating

**Area** 364 sq ft

**Tenure** Leasehold

**Parking** On street parking

**Council Tax** A

## Description

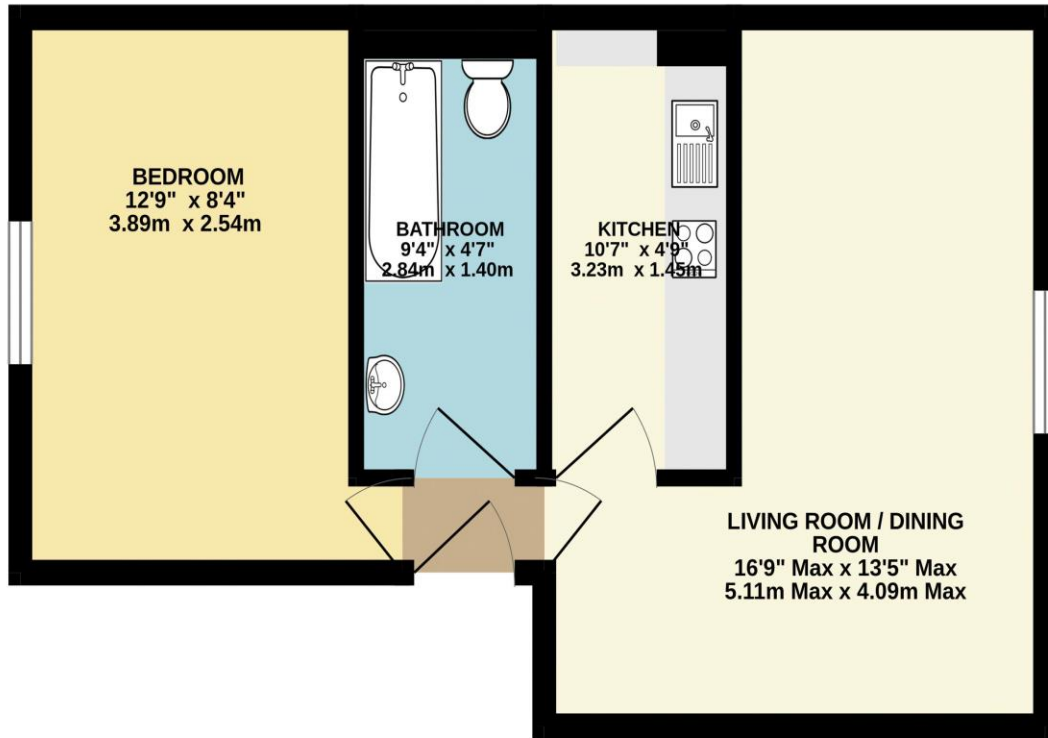
A fantastic first-time buy with NO ONWARD CHAIN! Set within an attractive period property in this established residential area, this well-presented ground floor one-bedroom flat offers a great opportunity for a first-time buyer or investor. Accessed via a communal entrance, the property has its own private hallway leading to all rooms. The spacious living/dining room is bright and welcoming, providing a comfortable space to relax and entertain. The kitchen is fitted with a modern range of units, together with an oven and hob. The generous double bedroom is positioned to the rear of the property and enjoys a pleasant outlook over the communal courtyard. Completing the accommodation is a modern bathroom fitted with a bath and shower attachment. Further benefits include gas central heating and uPVC double glazing. Outside, residents can enjoy the communal courtyard to the rear. Ideally positioned within walking distance of Plymouth Dockyard and Stoke Village Centre, the property is surrounded by a good range of local shops, amenities and facilities. With its convenient location, manageable size and no onward chain, this could make an excellent first home or investment.

**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  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 364 sq.ft. (33.8 sq.m.) approx.  
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## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee



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.**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

