



Falcon

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42 St. Boniface Drive

Beacon Park, Plymouth, PL2 3QW

Guide Price £190,000 - £200,000



In Brief

Discover Elephant Waters – unique hidden retreat with glorious sunny garden.

Reception Rooms	Lovely living room plus conservatory		
Bedrooms	1 double bedroom		
Heating	Gas central heating	Parking	Allocated parking space
Area	502 Sq Ft	Council Tax	A
Tenure	Freehold		

Description

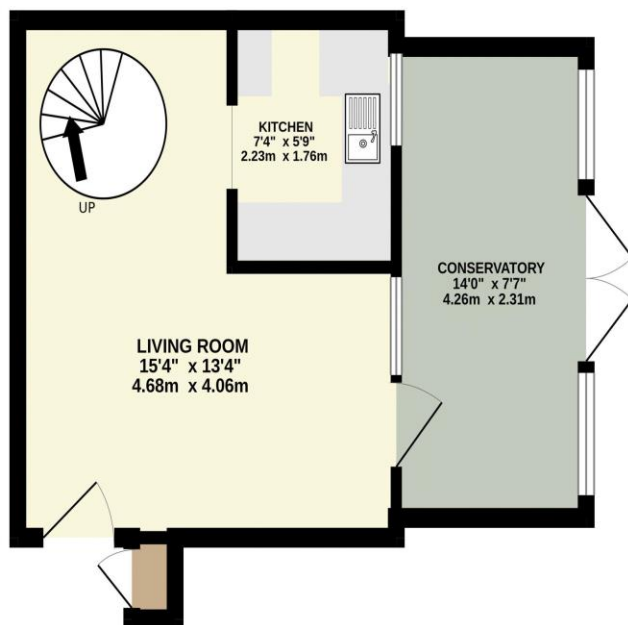
Welcome to Elephant Waters – a hidden gem tucked away at the end of a quiet cul-de-sac. Behind a gated entrance and enclosed walls, this charming one double bedroom end-terrace offers privacy, character and a wonderful surprise. The accommodation includes a bright living room, a well-fitted kitchen overlooking the garden, and a delightful conservatory providing the perfect dining space. Upstairs, a spiral staircase leads to a modern shower room and a spacious double bedroom enjoying leafy views across mature trees and open green space. The property also benefits from gas central heating and uPVC double glazing. The real highlight is the beautifully established, south-facing garden – a peaceful haven with a generous lawn, colourful shrubs, mature trees, secluded seating areas and a small vegetable patch, ideal for relaxing or entertaining. Conveniently located close to local schools, Plymouth city centre, Central Park and the Life Centre, Elephant Waters is a truly unique home and an ideal first-time purchase. Early viewing is highly recommended.

Need A Mortgage?

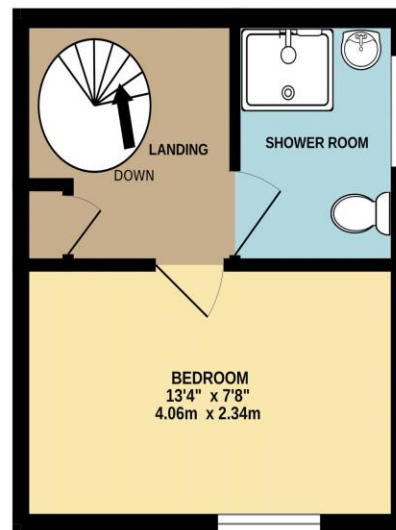
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.6 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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

