



Falcon

01752 600444

12 Warleigh Avenue

Keyham, Plymouth, PL2 1NW

Guide Price £200,000 - £210,000



In Brief

Mid terraced Chain free property

Reception Rooms	3 Bedrooms		
Bedrooms	Living room & Dining room		
Heating	Gas central Heating	Parking	On street Parking
Area	1513 Sq Ft	Council Tax	B
Tenure	Freehold		

Description

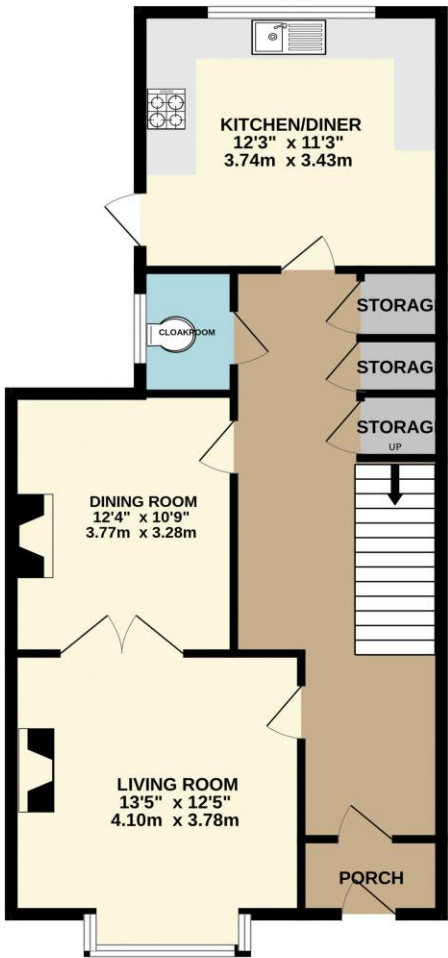
This beautifully presented three-bedroom mid-terrace property is offered to the market chain-free and would make an ideal family home or investment opportunity. The accommodation briefly comprises a spacious and inviting living room, complete with a charming feature fireplace, creating a cosy focal point. Double doors lead through to the dining area, which in turn provides access to the enclosed courtyard garden—perfect for entertaining or relaxing outdoors. The ground floor further benefits from a convenient downstairs WC and a well-proportioned kitchen/dining room. To the first floor, the property boasts an impressive main bedroom, generously sized and flooded with natural light from two front-facing windows. There is a further double bedroom, a family bathroom fitted with a shower, WC, and wash hand basin, and an additional well-sized bedroom currently utilised as a home office. Situated at the end of the street, the property enjoys excellent access to on-street parking. It is ideally located close to local schools, Plymouth Dockyard and Naval Base, and offers fantastic transport links to Plymouth City Centre.

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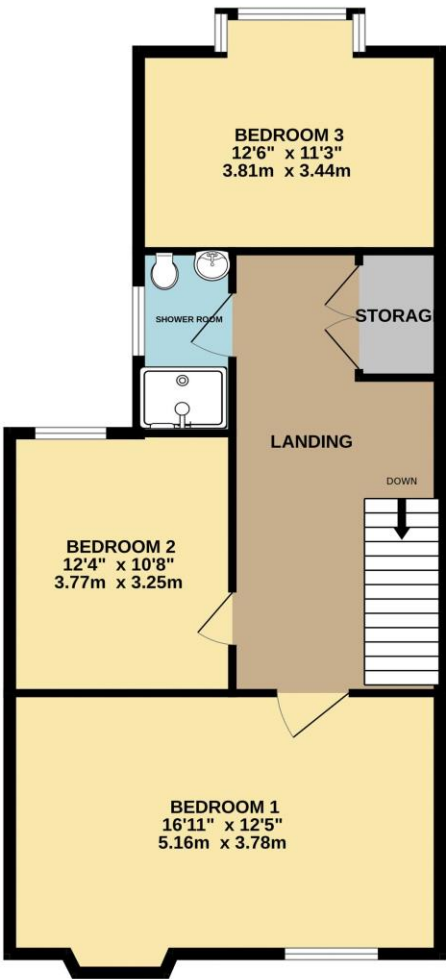
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Floor Plans

GROUND FLOOR
749 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 sq.m.) approx.
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