



Falcon

01752 600444

8 Normandy Way

Higher St Budeaux, Plymouth, PL5 1SP

Guide Price £280,000 - £290,000





In Brief

1930s Semi detached well presented Property

Reception Rooms Living room - Dining room

Bedrooms Three bedrooms

Heating Gas Central Heating

Area 824 Sq Ft

Tenure Freehold

Parking Off street parking

Council Tax C

Description

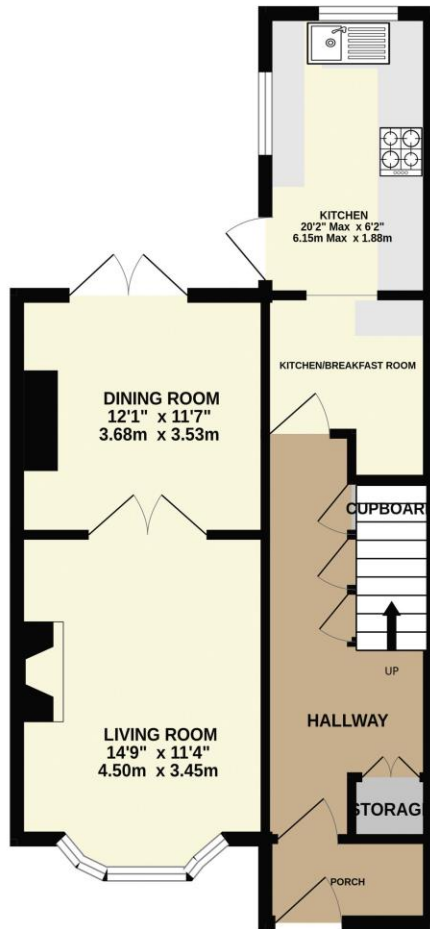
This beautifully presented 1930s semi-detached home has been extensively upgraded and refurbished throughout, offering a stylish, modern interior ready for immediate occupation. The ground floor features a superb open-plan living and dining area enhanced by attractive bay windows, flowing seamlessly into a generous, contemporary kitchen. French doors from the kitchen open directly onto the rear garden, creating an ideal space for both everyday living and entertaining. Additional benefits include a welcoming porch, brand-new double glazing throughout, and newly installed gas central heating. To the first floor, the property offers two well-proportioned double bedrooms alongside a comfortable single bedroom. The modern family bathroom boasts a four-piece suite comprising a separate shower, bath, wash hand basin, and WC. Externally, the home benefits from off-street parking and low-maintenance front and rear gardens, with the rear garden being predominantly laid to lawn. Ideally situated in a sought-after location with excellent access to the A38, Cornwall Gateway, highly regarded schools, and a range of local amenities. Offered to the market with no onward chain, this fantastic home must be viewed to be fully appreciated. Do not miss your chance to see this property.

Need A Mortgage?

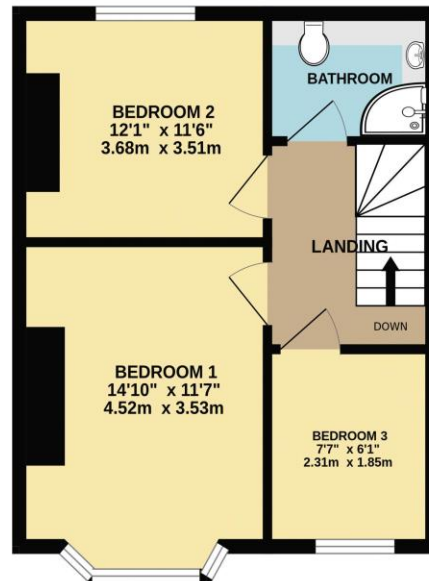
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.
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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		86
(69-80) C	73	
(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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