



Connells

Falcon Road  
Plymouth



## Property Description

We are excited to introduce this three bedroom mid-terrace town house to the market, situated in a prime central location. Benefiting from three bedrooms, kitchen/diner, lounge, downstairs W.C, bathroom, rear garden and on-street parking.

Located centrally in the heart of the city in the Mount Wise area of Plymouth, close to host of local amenities, local parks and well-regarded schools whilst being a stone's throw away from the city centre, the historic barbican and Plymouth Hoe.

As you enter this home, you are welcomed with an open-plan kitchen/diner with matching wall and base units to the kitchen area and a convenient downstairs W.C, which then flows effortlessly in to a spacious bright and airy lounge with double patio doors leading to a patioed rear garden.

On the first floor, you will find three good-sized bedrooms and a family bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers a low-maintenance patioed rear garden, perfect for enjoying in the summer months and on-street parking to the front.

This property is an attractive opportunity for a first-time buyer or a growing family, appealing to a wide range of buyers.

EARLY VIEWINGS ADVISED!

## Ground Floor

### Kitchen/Diner

18' 4" maximum x 10' 2" maximum ( 5.59m maximum x 3.10m maximum )

### W.C.

### Lounge

13' 9" x 10' 10" ( 4.19m x 3.30m )

## First Floor

### Bedroom One

13' 9" maximum x 10' 6" maximum ( 4.19m maximum x 3.20m maximum )

### Bedroom Two

12' 2" x 6' 7" ( 3.71m x 2.01m )

### Bedroom Three

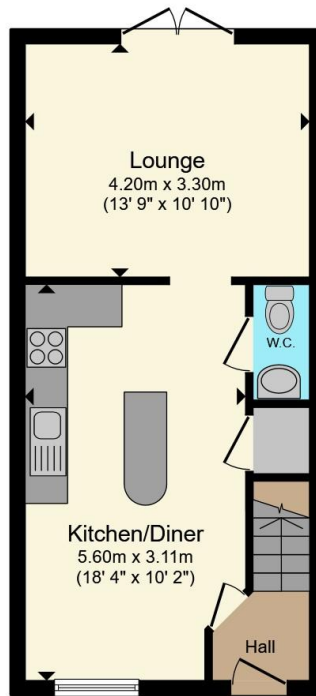
8' 6" x 6' 7" ( 2.59m x 2.01m )

### Bathroom

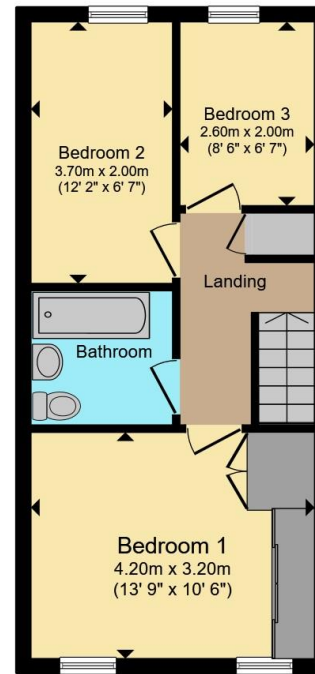








**Ground Floor**



**First Floor**

Total floor area 72.1 m<sup>2</sup> (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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32 Mannamead Road  
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EPC Rating: C Council Tax Band: B

Service Charge: Ask Agent Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PLH313721](http://connells.co.uk/Property/PLH313721)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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