



Falcon

01752 600444

74 Encombe Street

Saltram Meadows, Plymouth, PL9 7HF

£325,000





In Brief

Encombe Street New build 8 months old with Garage

Reception Rooms	Versatile living Kitchen - Diner and Living room Bed 4 - study	Parking	Garage and drive
Bedrooms	4 Beds	Council Tax	D
Heating	Gas central heating		
Area	Council Tax - D		
Tenure	Freehold		

Description

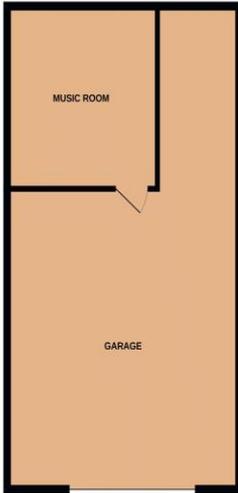
Situated within the highly desirable new development of Saltram Meadow, this beautifully presented Eleven-month-old new build is offered to the market chain-free and ready for immediate occupation. Enjoying a prime position directly opposite highly regarded local schooling, this home offers both convenience and versatile living, making it ideal for families, professionals or those seeking flexible accommodation. On the entrance level of the property there is a welcoming entrance hallway leading to a modern kitchen/dining room fitted with wall and base units. French doors open seamlessly onto a level rear garden — perfect for entertaining or family enjoyment. In addition, there is a versatile study/further bedroom, ideal for home working or guest accommodation, along with a convenient downstairs WC. Lower ground floor is a particular standout feature of this property is the extra-large garage, which has been thoughtfully converted into a soundproof studio. This superb addition offers endless possibilities — whether as a music room, gym, creative workspace or home business space — whilst still retaining ample room for a vehicle and driveway parking, meaning practicality has not been compromised. To the first floor, the property continues to impress with well-proportioned bedrooms, including a principal bedroom benefitting from its own en suite shower room. A modern family bathroom serves the remaining accommodation. Finished to an exceptional standard throughout and benefiting from all modern conveniences expected of a near-new home, this property offers turnkey living in a sought-after residential location. Early viewing is highly recommended

Need A Mortgage?

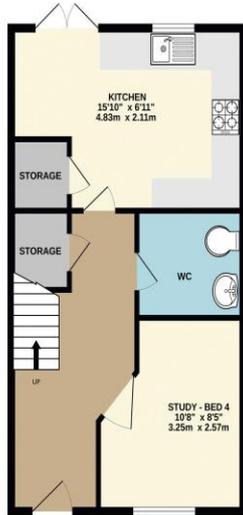
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Floor Plans

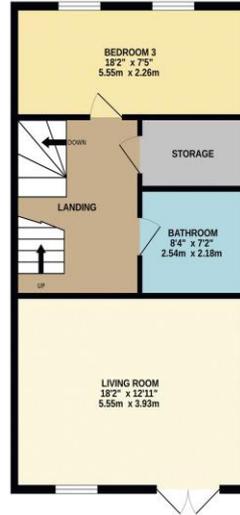
BASEMENT
587 sq. ft. (54.5 sq.m.) approx.



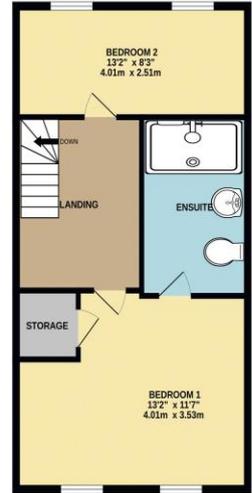
GROUND FLOOR
587 sq. ft. (54.5 sq.m.) approx.



1ST FLOOR
587 sq. ft. (54.5 sq.m.) approx.



2ND FLOOR
587 sq. ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 2348 sq.ft. (218.1 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	91	91
(81-91)	B		
(69-80)	C		
(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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