

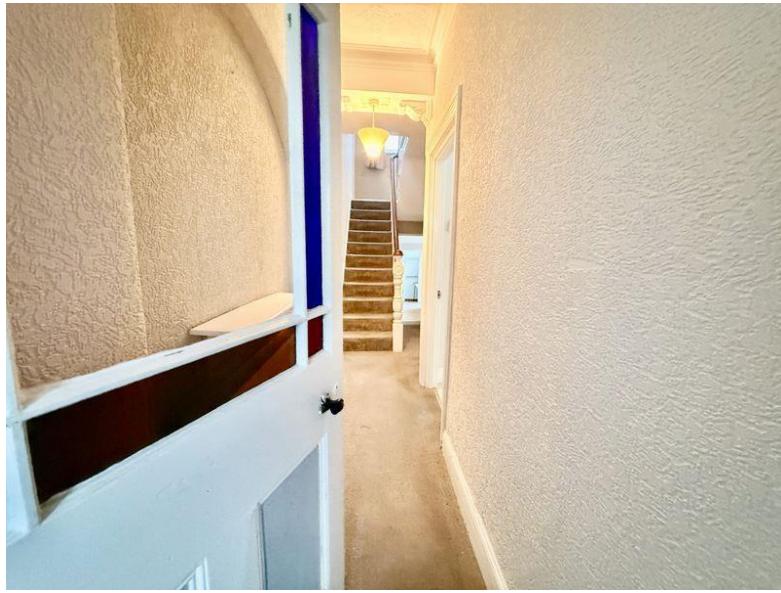


Falcon

01752 600444

35 South Milton Street
Cattedown, Plymouth, PL4 0QE

Guide Price £170,000-£180000





In Brief

Mid Terraced Property

Reception Rooms Separate living room and Dining room

Bedrooms Two Bedrooms

Heating Gas Central heating

Parking On Street

Tenure Freehold

Council Tax A

Description

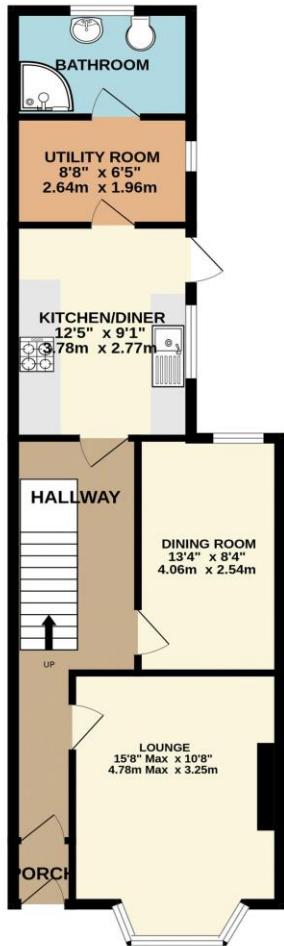
Situated in the sought-after location of Cattedown, this spacious mid-terrace property offers excellent potential for both first-time buyers and investors alike. The property is ideally positioned within close proximity to the Barbican, waterfront, Vue cinema complex, gym, and a variety of popular restaurants, with Plymouth City Centre easily accessible and just a short walk away. To the ground floor, the accommodation comprises a separate living room and dining room, providing flexible living space, alongside a generous kitchen which leads through to a useful utility area and a ground-floor bathroom. Upstairs, the property offers two well-proportioned double bedrooms. While the home would benefit from a degree of modernisation, it presents a fantastic opportunity to add value and personalise, making it an ideal purchase for those looking to put their own stamp on a property. Offered to the market chain-free, this is an opportunity not to be missed. Early viewing is highly recommended to avoid disappointment.

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



1ST FLOOR



Made with Metropix ©2026



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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

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		77
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		

