



Falcon

01752 600444

50 Holly Park Drive

Holly Park, Plymouth, PL5 4JU

Guide Price £260,000-£270,000





In Brief

Stylish Semi detached , three bedroom with views over the estuary

Reception Rooms	2 Reception rooms	Parking	Garage
Bedrooms	3 Bedrooms 2 double 1x single	Council Tax	C
Heating	Gas central heating New boiler system		
Area	799 Sq Ft		
Tenure	Freehold		

Description

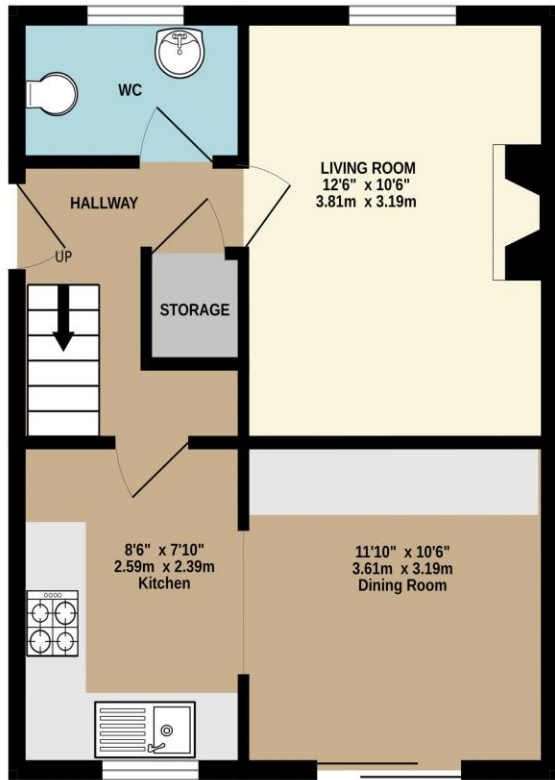
A fantastic opportunity to acquire this beautifully presented three-bedroom home, ideally located within the sought-after area of Holly Park. Positioned on an elevated plot, the property enjoys stunning views across the estuary, creating a truly special outlook. Arranged over three floors, the accommodation is spacious and well-proportioned throughout. The lower ground floor offers a welcoming living room along with a convenient WC. To the middle floor, you'll find a superb brand-new fitted kitchen and a separate dining room, with patio doors opening directly onto the rear garden—perfect for entertaining and everyday family living. The top floor comprises three well-sized bedrooms and a modern family bathroom. There is also a spacious and useful attic style space - room that offers storage or a child snug. The property has been decorated to a high standard throughout, offering a stylish and ready-to-move-into home. Externally, there is a beautifully landscaped rear garden with a summer house and pergola also side access, as well as the added benefits of a garage and on-street parking. Further features include gas central heating and double glazing. Situated in a desirable location, the property is close to excellent schools, scenic walking routes, and offers convenient access to Plymouth city centre. This is a superb home that must be viewed to be fully appreciated.

Need A Mortgage?

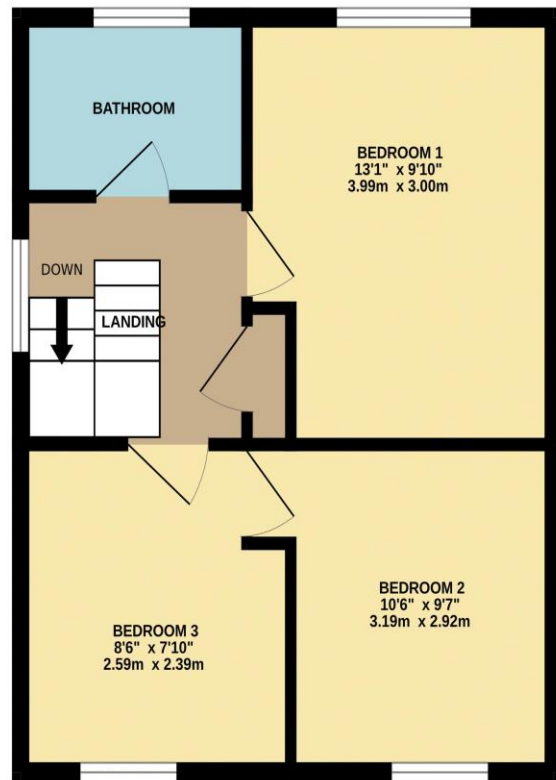
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Floor Plans

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

