



Falcon

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61 Ashburnham Road

West Park, Plymouth, PL5 2LS

Guide Price £210,000 - £220,000





In Brief

A fabulous 3 bed semi detached family home with driveway, GARAGE & large garden

Reception Rooms Living room and kitchen / diner

Bedrooms Three bedrooms

Heating Gas central heating

Area 752 sq ft

Tenure Freehold

Parking Driveway and GARAGE

Council Tax B

Description

Situated in a popular and long-established neighbourhood, this much-loved three-bedroom semi-detached family home has been in the same ownership for over 25 years. The property offers generous living space, perfectly suited for growing families or those looking to settle into a welcoming community. At the front of the house is a bright and comfortable living room, while to the rear, a spacious kitchen-diner provides an excellent setting for family meals and everyday living. The kitchen opens into a large conservatory, which in turn leads out to a superb, level rear garden—ideal for both relaxing and entertaining. Upstairs, there are three well-proportioned bedrooms along with a stylish, modern bathroom fitted with an electric shower over the bath. The home benefits from uPVC double glazing throughout and is warmed by gas fires, creating a cosy atmosphere all year round. A good-sized driveway runs along the side of the property and leads to a large single garage, offering plenty of off-street parking and storage. The rear garden is a real highlight—generous in size, level, and perfect for the whole family to enjoy. Located close to the heart of West Park, this property is within easy reach of a range of local shops, schools, and everyday amenities, making it a fantastic choice for families or anyone seeking convenience and comfort in a desirable location.

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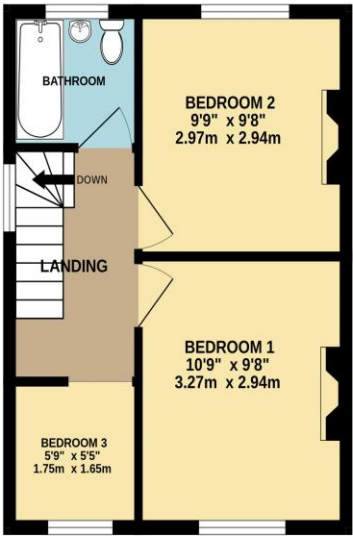
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Floor Plans

GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.
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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

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