



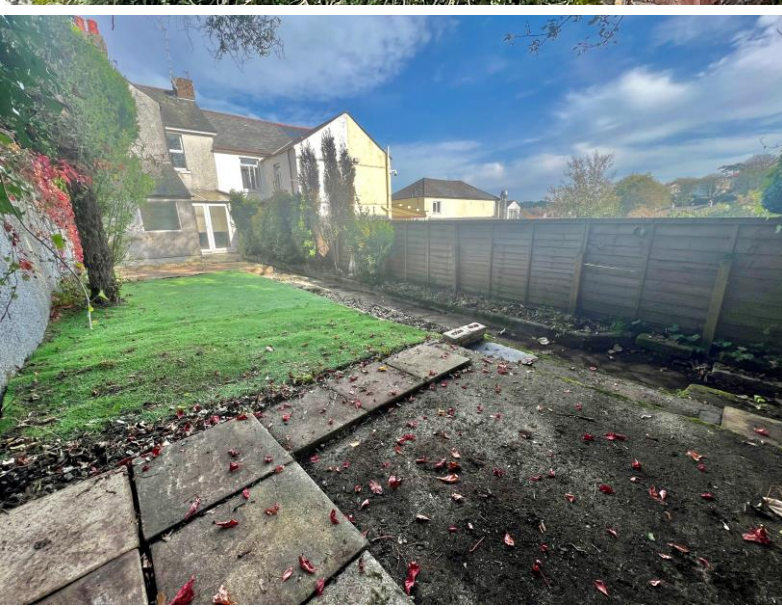
Falcon

01752 600444

3 Farm Lane

Mount Pleasant, Plymouth, PL5 3PG

Guide Price £170,000 - £180,000





In Brief

A really spacious 3 double bed cottage with lovely sunny garden

Reception Rooms Two large reception rooms

Bedrooms Three double bedrooms

Heating Gas central heating

Area 1018 sq ft

Tenure Freehold

Parking On street parking

Council Tax A

Description

Located in this quiet little tucked away road is this spacious 3 double bedroomed terraced period cottage. Off the entrance hallway you have two large reception rooms with an arch between them. Double doors take you out into the conservatory room to the rear, such a great addition to the property, which in turn opens into the garden. The kitchen is really well fitted with modern style units with an integral oven and hob. Beyond the kitchen is a modern style bathroom with a shower fitted over the bath. Off the first floor landing to the rear is the third bedroom which is a double.

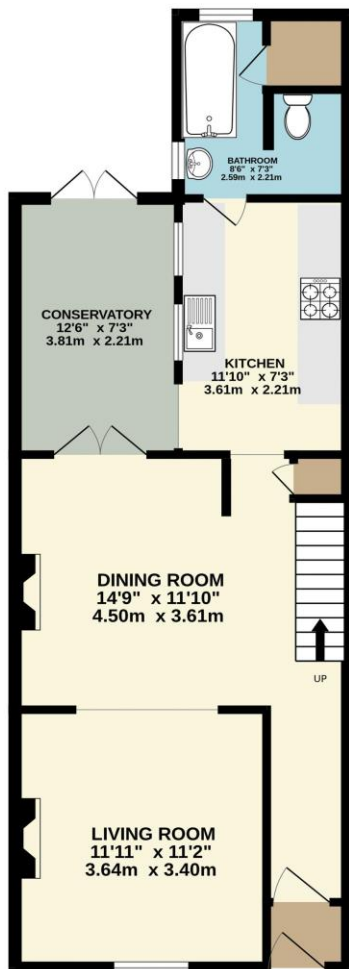
Off the main landing there are two further double bedrooms with the main bedroom spanning the full width of the house. The Property comes with gas central heating and upvc double glazing. To the rear the garden is a real surprise, it's a lovely size, has a good feeling of privacy and plenty of green trees around. The property comes with NO ONWARD CHAIN

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
581 sq. ft. (54.0 sq.m.) approx.



1ST FLOOR
436 sq. ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.5 sq.m.) approx.
Made with Metropix ©2023



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		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

