



**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 bed roomed 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.

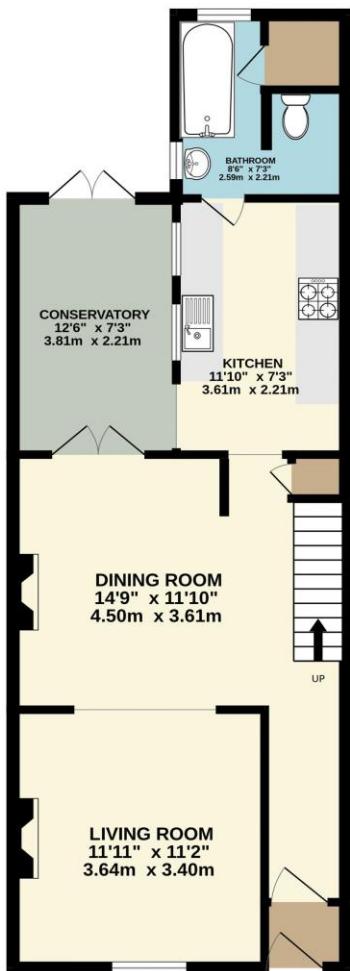
Off the main landing there are two further double bedrooms with the main bedroom spanning the full width of the house. The property comes with gas central heating and upvc double glazing. To the rear the garden is a real surprise, it's a lovely size, has a good feeling of privacy and plenty of green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

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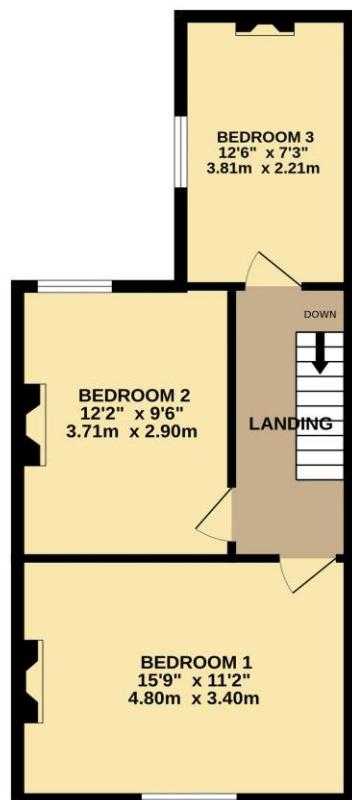
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# Floor Plans

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.  
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## Fixed Price Conveyancing

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

