



Falcon

01752 600444

38 Deer Park Drive

Plymouth, PL3 6SP

Guide Price £230,000 - £235,000





In Brief

A simply gorgeous 3 bed family home, extended kitchen, and a lovely rear sunny garden

Reception Rooms Large living room

Bedrooms 3 Lovely bedrooms

Heating Gas central heating

Area 899 Sq ft

Tenure Freehold

Parking On street parking

Council Tax B

Description

Located in this exceptional residential area is this beautifully presented 3 bedroomed terraced family home. The current owners have loved living here for the past 9 years and have hugely enhanced the house over these years including opening up the entrance hallway with the porch and extending the kitchen to the rear.

Once in the hallway you will immediately get the feeling of the stylish contemporary finish which runs throughout.

The living room is a lovely big room that has large windows to the front and rear. The extended kitchen is really well fitted and a lovely bright and sunny room with a door into the rear garden. there is a downstairs w/c

Off the first floor landing there are three bedrooms with one of the bedrooms having built in wardrobes. The bathroom is fitted with a modern white suite that includes both a bath and a separate shower cubicle. The property comes with gas central heating and upvc double glazing.

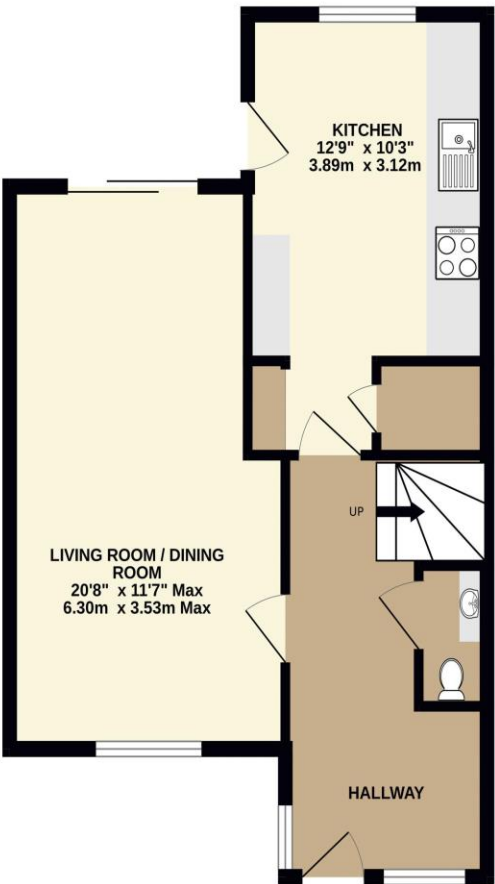
Outside to the rear there is a lovely sunny garden that is enclosed and laid mostly with artificial grass. Steps and little gates open into a raised grassed area with a solid built garden store. The property is in a brilliant position being so close to some really good local schools.

Need A Mortgage?

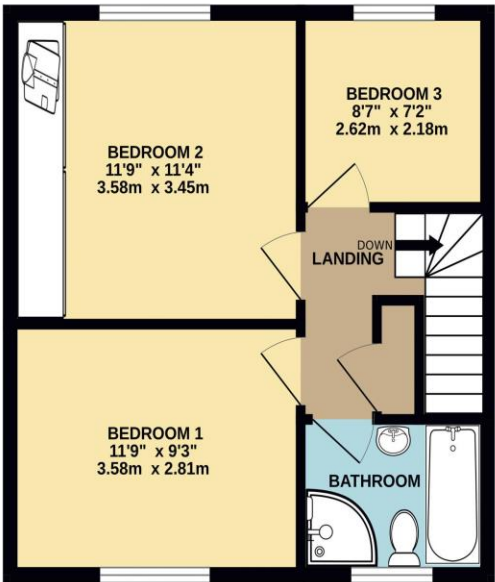
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Floor Plans

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



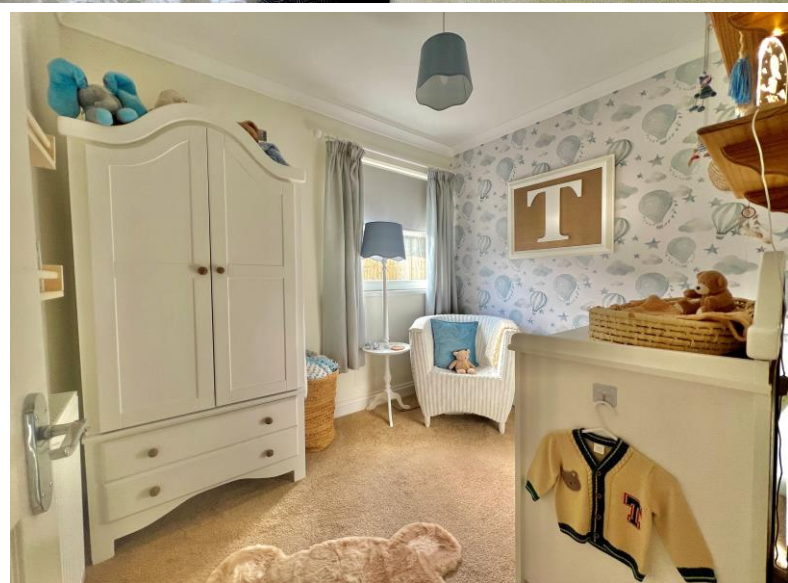
1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.
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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+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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