



# Falcon

01752 600444

## 12 Stenlake Terrace

Plymouth, PL4 9JZ

Guide Price £160,000 - £170,000







## In Brief

**A fabulous 2 bed terracde house in central convenient location with parking.**

**Reception Rooms** Large living room

**Bedrooms** 2 Double bedrooms

**Heating** Gas central heating

**Area** 760 sq ft

**Tenure** Freehold

**Parking** Driveway parking

**Council Tax** A

## Description

This property is a real GEM! As you walk through the front door, you will immediately notice the stylish décor and the effort that has gone into making this a fantastic living space.

The modern fitted kitchen has lots of worktop space for preparing food and plenty of wall and base units for storage. This kitchen even comes with an integral cooker and hob! Upstairs there are 2 bedrooms and a STUNNING bathroom suite a bathroom which has been designed with the 'IT' factor in mind, it has it all! There's a roll top bath, a separate shower with multiple shower heads and the most attractive wall tiling which really sets it off.

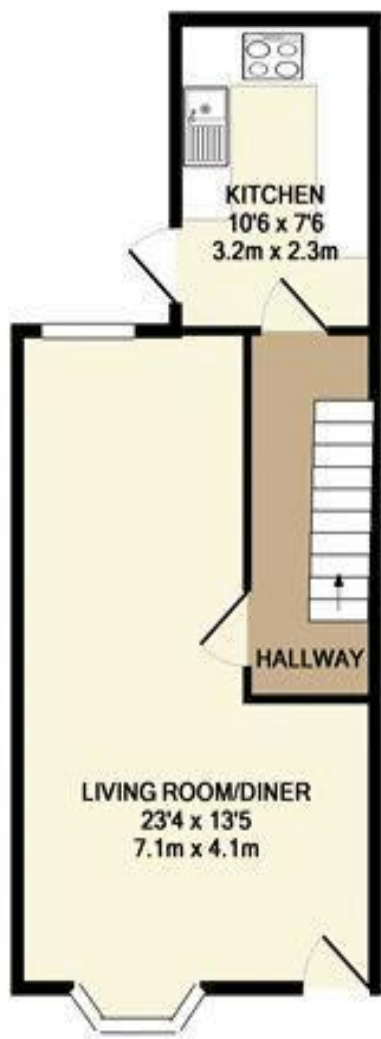
Further benefits include uPVC double glazing throughout and gas central heating.

To the front of the property is a courtyard garden area which see's the sun for most of the day. In addition there is brilliant off road parking for more than one car.

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Floor Plans



GROUND FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.6 SQ.M.)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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