



# Falcon

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## 15 St. Georges Avenue

Peverell, Plymouth, PL2 3PW

Guide Price £270,000 - £280,000







## In Brief

**A simply stunning 3 bed mid terraced home in fabulous condition. Sunny Garden!**

**Reception Rooms** Large living room and separate dining room

**Bedrooms** 3 bedrooms

**Heating** Gas central heating

**Parking** On street parking

**Area** 905 Sq Ft

**Council Tax** B

**Tenure** Freehold

## Description

Located in this lovely and quiet tucked away Peverell road is this stunning 3 bedroomed family home. The current owners have been here for about 24 years and have done so many fabulous improvements over the years, this one really needs to be seen to be appreciated! As you come in through the porch you will arrive in the extremely spacious open plan living room area with it's Karndean luxury flooring and contemporary fitted wood burner a truly beautiful room. There is a separate dining room with an original built in cupboard to the chimney breast recess and some stylish fitted units to one side, tucked cleverly away in the understair area. The reception rooms have had underfloor insulation fitted for extra warmth! An opening goes into the kitchen which is an extension that was completed around 2016/17. This room is fantastic, brilliantly bright and sunny with a cracking range of fitted units that includes 'two' ovens and a gas hob with extractor and plenty of cupboards all finished with Silestone quartz work tops with an Electrically operated skylight window! A door leads into the garden. Off the first floor landing to the rear you have a contemporary fitted shower room that has a large walk in shower cubicle, a rather cool corner wash hand basin and a w/c, the room is fitted with 100mm Celotex to the ceiling. Off the main landing there are two good double bedrooms and a nice single at the front. The property comes with gas central heating and upvc double glazing. Outside to the rear there is a delightful enclosed garden that is a real credit to the owners ( much like the house really ). It is brilliantly bright and sunny, well enclosed and beautifully laid to patio slabs with a lovely seating area. There is also a good sized store room / workshop which has a door into the allyway that leads to the front of the house. This is an exceptional property in a wonderful position close to some excellent schools and of course Central park is close by along with the Life Center. We would urge you to book your viewing as soon as you can!

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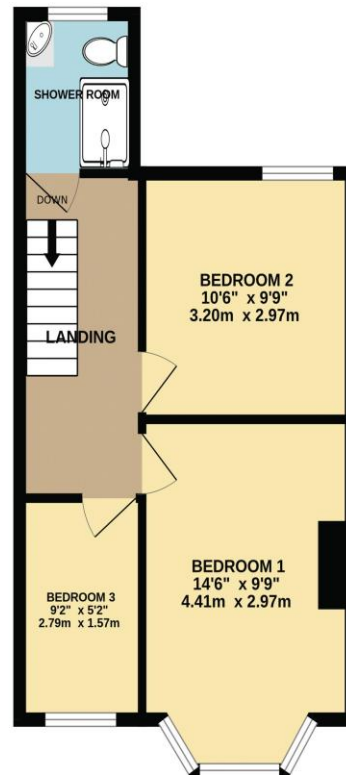
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# Floor Plans

GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



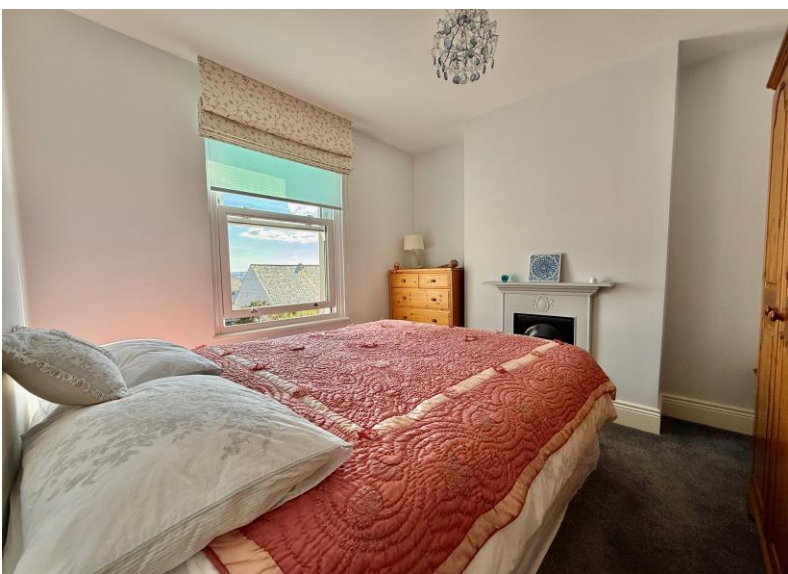
TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.  
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