



# Falcon

01752 600444

## 2 Tylney Close

Plymouth, PL6 6BX

Offers in Excess of £350,000







## In Brief

**A fabulous 3/4 bedroom semi det family home. Double drive + GARAGE. Conservatory**

**Reception Rooms** Large living room / dining room plus sitting room / bedroom 4

**Bedrooms** 3 lovely bedrooms

**Heating** Gas central heating

**Tenure** Freehold

**Parking** Double driveway plus GARAGE

**Council Tax** C

## Description

Located in this exceptional residential area and standing on a generous corner plot is this circa 1967 built semi detached family home. The current owners who have been here for approx 40 years have made many brilliant alterations to the house including in 1991 the building of a really good sized rear extension. On the ground floor off the spacious reception hallway you have the former garage which has been turned into a warm reception room but would also make a lovely 4th bedroom! The living room / dining room is a great size with a fitted gas fire and large windows to two elevations. There is a downstairs contemporary fitted shower room. The kitchen / breakfast room forms the extension to the rear and offers some really well fitted stylish kitchen units with a door into the conservatory which has a perfect south westerly position, such a great sunny warm addition to this lovely home. Off the first floor landing there are three further bedrooms and a contemporary fitted bathroom. The property comes with gas central heating and up c double glazing. Outside to the side and rear are a variety of garden sheds, one measures 14'6 x 8 and could make a good home office. The current owners who have uses this as a hobby room. The majority of the garden is made up of various areas of both gravel, paving slabs and decking. This really is a wonderful family home in a highly sought area close to some excellent schools.

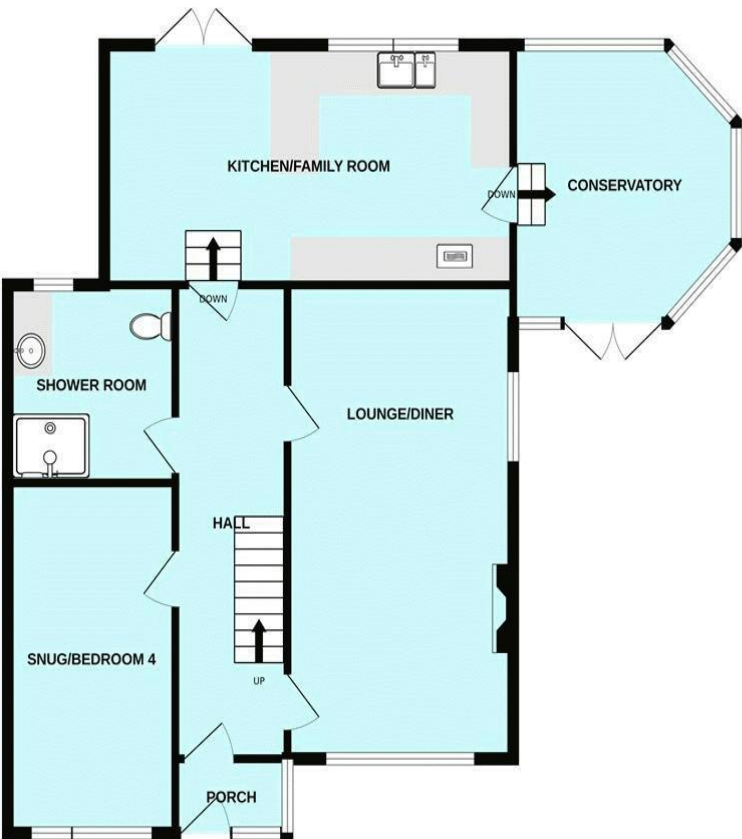
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# Floor Plans

GROUND FLOOR



1ST FLOOR



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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>	79	79
(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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