



# Falcon

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## 86E Kings Tamerton Road

Kings Tamerton, Plymouth, PL5 2BA

Guide Price £220,000 - £230,000







## In Brief

### Spacious Family home

**Reception Rooms** Living room

**Bedrooms** 3 bedrooms

**Heating** Gas central heating

**Area** 1055 SQFT

**Tenure** Freehold

**Parking** Parking space

**Council Tax** C

## Description

A fantastic opportunity to purchase this spacious and well-presented 3-bedroom family home with an allocated parking space and garden located within reach of local schools and other amenities. The main front door enters a hallway with doors leading off to rooms and a staircase leading to both the lower garden level and the first floor. On the entrance level you have a modern kitchen fitted with a selection of base units with work surfaces over, additional wall mounted units and spaces for appliances. Also on this level there is a useful WC. On the lower garden level is the spacious living room/diner with double doors leading out to the garden. On the first floor is the main bedroom which benefits from an en suite shower room, while on the second and third floors are the two further bedrooms and a family bathroom, plus on the top landing is a useful utility room, which has the scope to become a study or even used as an occasional bedroom. Externally as mentioned the property has a lovely rear garden consisting of a patio area leading onto an area of lawn. The garden is enclosed by fencing and there is a side gate leading to a path which leads through to the parking area. This is a fantastic property, offering spacious and well presented accommodation throughout, contact us now to organise a viewing.

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# Floor Plans



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(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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