



Falcon

01752 600444

18 Home Park Avenue

Peverell, Plymouth, PL3 4PG

Guide Price £320,000 - £330,000





In Brief

Beautifully Presented Family Home

Reception Rooms	Living Room & Dining Room
Bedrooms	3 Bedrooms
Heating	Gas Central Heating
Area	1307 Sqft
Tenure	Freehold

Parking	On Street Parking
Council Tax	C

Description

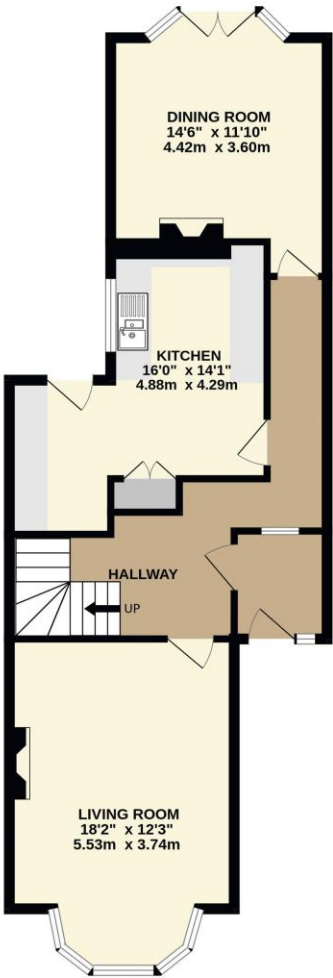
Positioned in this enviable residential area is this beautifully presented, characterful 3-bedroom family home located on the Peverell/Mannamead border, in perfect proximity to local parks, schools and nearby shops. A gate to the front leads into a front path, which leads down to the main front door, which in turn leads into the front porch, from here an original wooden door leads into the main hallway, with doors off to rooms and stairs to the first floor. To the front of the property is the spacious living room with a large bay window to the front and a feature fireplace. Further along the hallway in the middle of the property you will find the gorgeous modern kitchen, fitted with a stylish range of grey base units with wooden work surfaces over. Spaces in the kitchen for your appliances and an original cupboard providing further storage. A door from the rear leads out to the garden. At the end of the hallway is the dining room, a lovely spacious room with double doors leading out to the garden and an original feature fireplace. On the first floor you will find three bedrooms and a gorgeous, modernised family bathroom, consisting of a wash hand basin, roll top free-standing bath and a walk-in shower unit with a rainfall shower over. Also on the first floor is a separate WC. Externally the property, has a lovely rear garden, enclosed by a red brick stone wall with an extensive lawned area of garden with a gravelled area down the side of the tenement. A rear gate leads out to the rear lane. This is a fabulous family home, perfectly located in the desirable residential area, offering spacious accommodation and is conveniently located close to local shops and shops. Call now for more details or to organise a viewing.

Need A Mortgage?

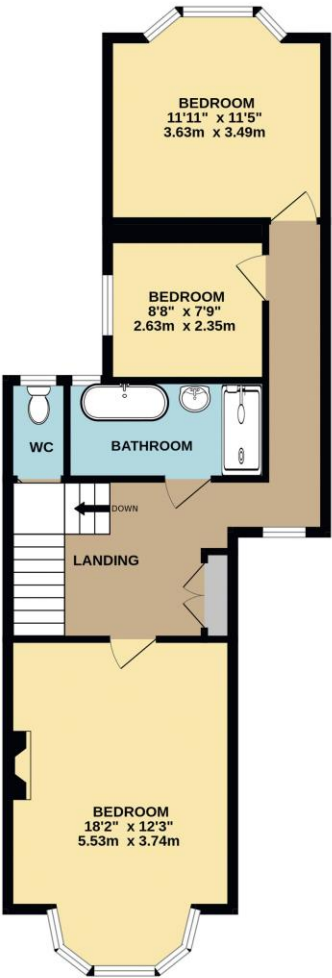
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

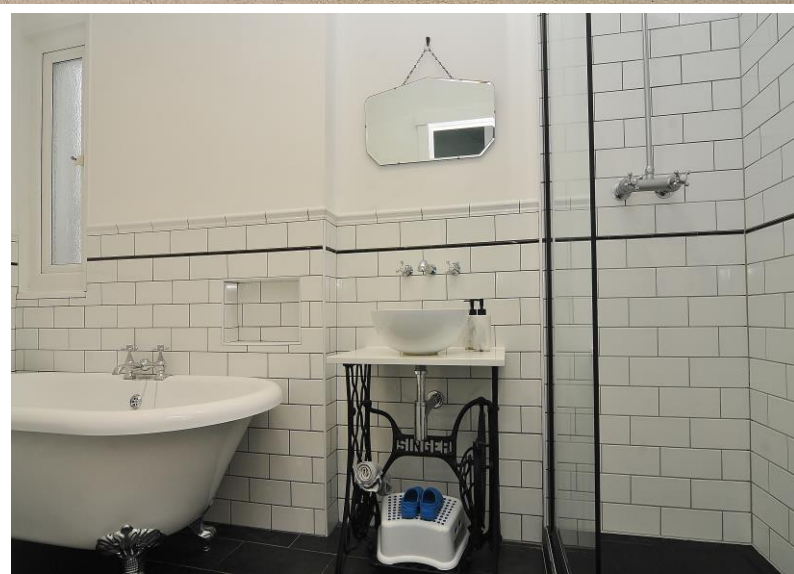
GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.5 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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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		78
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

