



# Falcon

01752 600444

## 5 Sunnyside Road

Prince Rock, Plymouth, PL4 9LE

Guide Price £170,000-£180000





## In Brief

### Modern Terraced Railway Cottage close to Tothill Park

**Reception Rooms** Living room and Dining room

**Bedrooms** 2 Bedrooms

**Heating** Gas Central Heating

**Tenure** Freehold

**Parking** On Street Parking

**Council Tax** A

## Description

Nestled within a private cul-de-sac and just a short stroll from Tot Hill Park, this charming period cottage is beautifully presented throughout and perfectly suited to first-time buyers. The accommodation briefly comprises a welcoming entrance hall leading into a spacious open-plan living and dining room, complete with a feature log burner – ideal for cosy evenings. There is also a modern fitted kitchen and a stylish family bathroom, recently remodelled within the past year. To the first floor are two well-proportioned double bedrooms, along with the added benefit of a part-converted loft room, offering flexible additional space. Externally, the property enjoys a private rear courtyard, while to the front there is a quaint lawned area, enhancing the cottage's attractive kerb appeal. Further benefits include gas central heating and double glazing throughout. A truly delightful home that blends character with modern comforts – early viewing is highly recommended

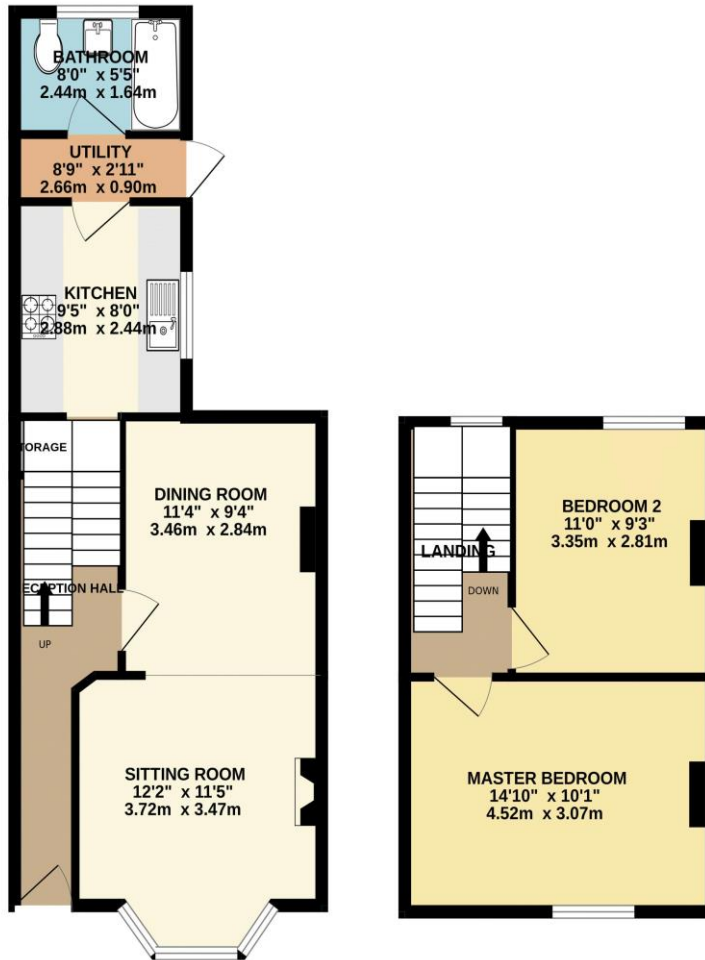
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# Floor Plans

GROUND FLOOR

1ST FLOOR



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