



# Falcon

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## 32 Langhill Road

Peeverell, Plymouth, PL3 4JH

Guide Price £300,000 - £315,000







## In Brief

### Semi Detached Family Home

**Reception Rooms** Living Room, Dining Room & Conservatory

**Bedrooms** 3 Bedrooms

**Heating** Gas Central Heating

**Area** 1049 SQFT

**Tenure** Freehold

**Parking** Extended Garage and Driveway

**Council Tax** C

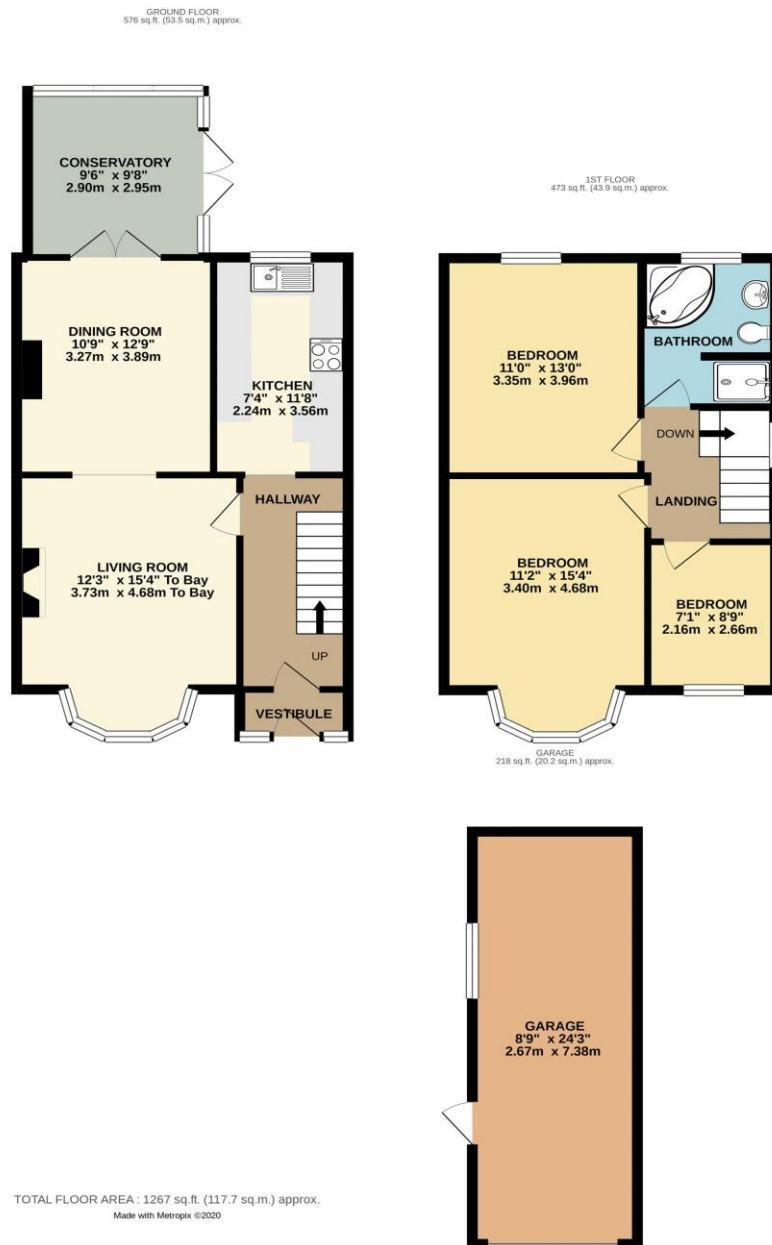
## Description

Located in the desirable location of Peverell is this spacious 3 bedroom family home with an extended garage and a driveway. The property which is conveniently situated close to Hyde Park with a lovely array of shops and a popular School. The main front door leads into an entrance hallway with a further door into the main hallway. Doors lead off to rooms and stairs leading up to the first floor landing. To the front of the property is the living room with a bay window and a feature gas fireplace. An opening leads through to the dining room with double doors leading out to the conservatory. Also located on the ground floor is the kitchen fitted with a selection of base cupboards with work surfaces over, additional wall mounted units provide further storage and spaces are available for appliances. On the first floor there are three bedrooms and the main bathroom which comprises of a 4 Piece suite including a Wc, wash hand basin with useful storage cupboards around, plus there is also a corner bath and a separate shower cubicle. Externally the property has a gates leading into the front garden where there is a brick paved driveway leading down the side of the property to the garage, while the front garden is a lovely maintenance area. The rear garden is also extremely low maintenance with a patio area and a side door leading into the garage, steps then lead up to a further patio area providing an ideal area for a table and chairs. As mentioned the garage has been extended.

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# Floor Plans



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		59
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

