



# Falcon

01752 600444

## 55 Thornbury Park Avenue

Peeverell, Plymouth, PL3 4NJ

Guide Price £270,000 - £275,000





## In Brief

### Lovely 3 bedroomed terraced family home with large rooms and enclosed garden

<b>Reception Rooms</b>	Lovely living room with doors into large dining room	<b>Parking</b>	On street parking
<b>Bedrooms</b>	Three bedrooms	<b>Council Tax</b>	C
<b>Heating</b>	Gas central heating		
<b>Area</b>	1009 sq ft		
<b>Tenure</b>	Freehold		

## Description

Located in this popular 'Park Road' in the heart of Peverell is this lovely and surprisingly spacious 3 bedroomed family home. Off the reception hallway you have a lovely living room with sliding doors into the extremely large separate dining room. This room leads through to the good sized and well fitted kitchen. Double French doors open into the garden.

Off the first floor landing you have a bathroom fitted with a white suite, two double bedrooms and a nice single at the front. The single bedroom has a door onto the small sunny balcony. The property comes with gas central heating and upvc double glazing.

Outside to the rear is a level and enclosed courtyard garden that catches the sun for most of the afternoon and evening and has been laid to patio. This really is a lovely property with an abundance of character such as the fireplaces, ceiling features and lovely staircase.

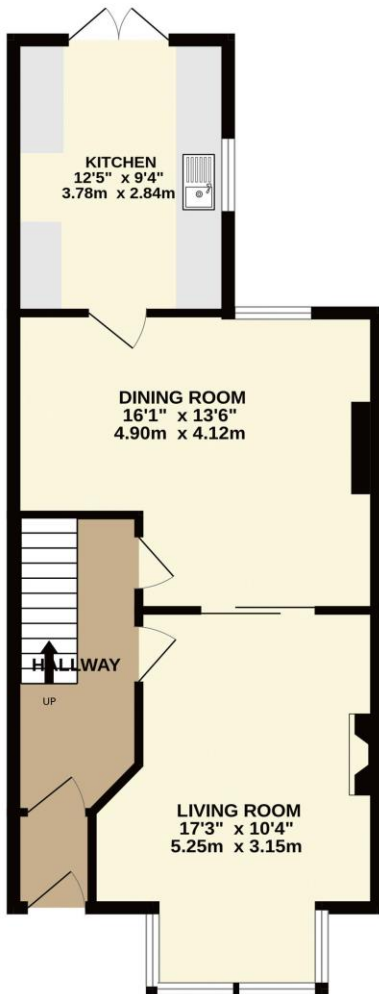
The property is perfectly positioned close to Hyde Park primary School, the Life Center, a corner shop at the end of the road whilst numerous facilities and shops are available in Hyde park and Mutley Plain, a short walk away.

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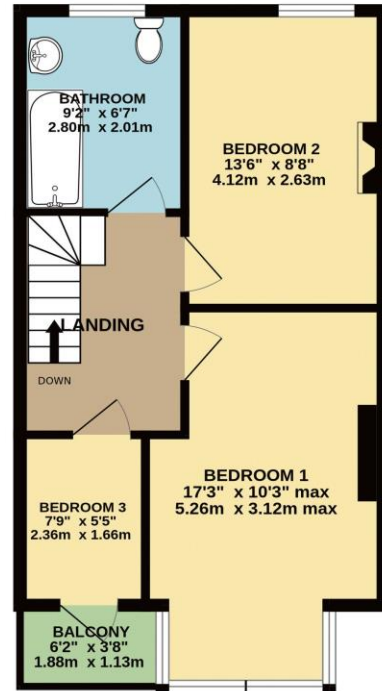
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# Floor Plans

GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.8 sq.m.) approx.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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