



# Falcon

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## 28 College Avenue

Mannamead, Plymouth, PL4 7AN

Guide Price £400,000 - £425,000







## In Brief

**College Avenue, Mannamead, Plymouth. Fabulous 4 bed family home with versatile basement, sunny garden and GARAGE**

**Reception Rooms** Living room and fabulous kitchen / dining room.

**Bedrooms** 4 bedrooms plus the lower ground floor!

**Heating** Gas central heating

**Area** 2219 sq ft

**Tenure** Freehold

**Parking** Garage - larger than a single!

**Council Tax** C

## Description

Located in this highly sought exceptional residential area is this beautifully cared for and much loved 4 bedroomed terraced family home that has spacious accommodation arranged over 4 floors. Off the gorgeous reception hallway you have a fabulous living room which has a period fireplace as a focal point. Sliding doors take you into the large open plan kitchen / dining room. This really is a wonderful space, brilliantly light and sunny with a door that leads onto the extended balcony, a great place to sit with a coffee or glass of wine and enjoy the sunny open outlook. The kitchen area has been fitted with a stylish contemporary set of units that includes integral appliances such as fridge freezer, double oven and hob, dish washer and washing machine, there is also a small breakfast bar. From the hallway a staircase takes you down to the lower ground floor. This area is one big fabulous open space which the current owners have used, very productively as an Air B & B as it has a small sink unit and a shower room. Plenty of room for beds and a seating area. along with some useful basement storage spaces. A door leads into the rear garden. Off the first floor landing there are two double bedrooms and a good single plus a family shower room. The beautiful staircase continues from the landing to the second floor landing where you have the 4th bedroom which has a fabulous far reaching outlook to the rear. There is also plenty of eves storgae space. Outside to the rear there is a lovely south facing garden that has a decked seating area with steps down to the lawned garden. This really is a lovely garden with a pair of Acer trees and a couple of productive apple trees ( one cooker and one eater ! ) The pathway leads down along side the large than average single garage to a gate to access the rear service lane. This really is a lovely home that the current owners have owned since 2000 and have made many improvements since. The property comes with mostly upvc double glazing and gas central heating from a boiler that is approx. 4 years old and serviced annually. The property is positioned close to the numerous shops and services offered on mutley Plain and Hyde park with the city center being within a reasonable walking distance.

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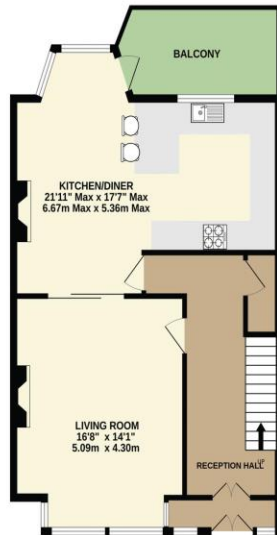
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# Floor Plans

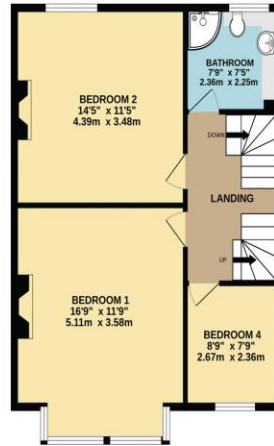
**BASEMENT**  
591 sq.ft. (54.9 sq.m.) approx.



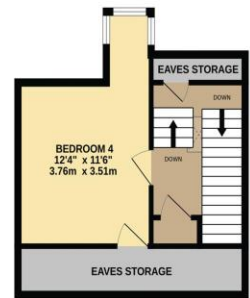
**GROUND FLOOR**  
679 sq.ft. (63.1 sq.m.) approx.



**1ST FLOOR**  
633 sq.ft. (58.9 sq.m.) approx.



**2ND FLOOR**  
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 2219 sq.ft. (206.2 sq.m.) approx.  
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