



Falcon

01752 600444

29 Laira Avenue

Laira, Plymouth, PL3 6AJ

Guide Price £325,000 - £350,000





In Brief

A fabulous 3/4 bed roomed semi detached period 1771 built cottage with lovely garden

Reception Rooms Large living room with separate dining room

Bedrooms 3 / 4 bedrooms

Heating Gas central heating

Parking On street parking

Area 1385 Sq Ft

Council Tax A

Tenure Freehold

Description

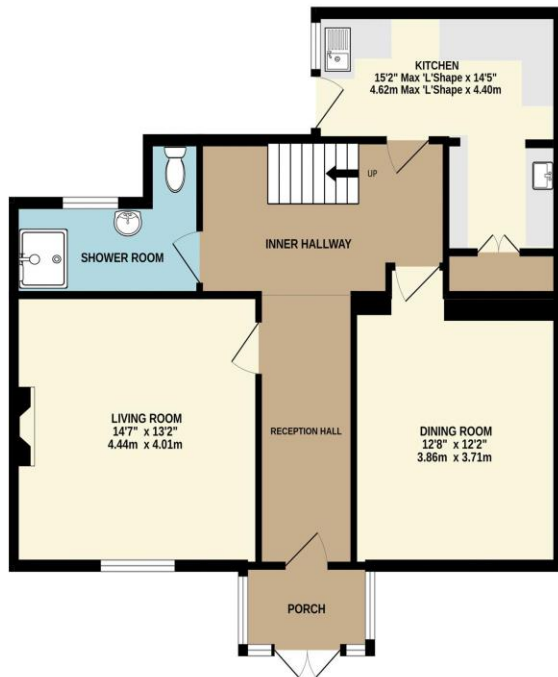
This beautiful and charming 3/4 bedroom cottage-style property was built circa 1771 and has been renovated to a modern standard. It has a lovely feel to it as soon as you enter the stone walled garden. This delightful property must be viewed to be fully appreciated and an early viewing is recommended. A unique and characterful property, set in the central location of Laira Avenue, but with a rural feel. Just a five minute walk to the nearest convenience store and chemist, a two minute drive to the nearest supermarket at Marsh Mills and the city centre is under ten minutes away. The area has good transport links and is close to local schools. The property accommodation comprises of a spacious lounge and separate dining room, L-shaped kitchen/utility with integrated double oven, three large double bedrooms, a single bedroom/craft room/office and two bathrooms. The downstairs bathroom consists of a shower, toilet and sink and the upstairs bathroom consists of a bath, toilet and sink. The upstairs landing is large enough to accommodate an open plan office. There is double glazing throughout and two of the bedrooms have recently had triple glazing installed. The property has gas central heating with a wireless thermostat and a gas fire in the lounge. Outside there is a large, low maintenance south facing garden with a lawn, patio areas and a greenhouse and vegetable plot. To the rear there is a bespoke workshop which has lighting and electricity and a separate storage shed. This fabulous family home is also close to some excellent schools, this really is a wonderful family home.

Need A Mortgage?

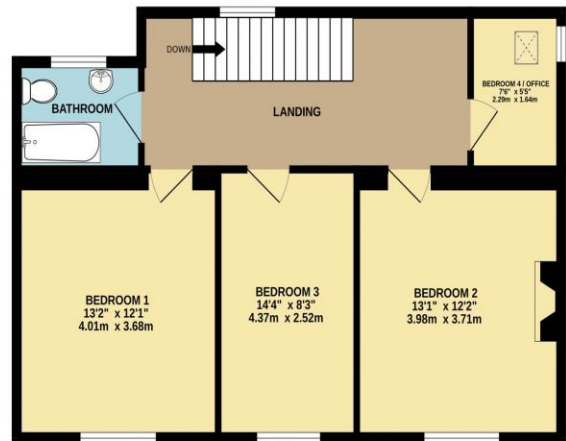
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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.
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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		85
(69-80) C	70	
(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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