



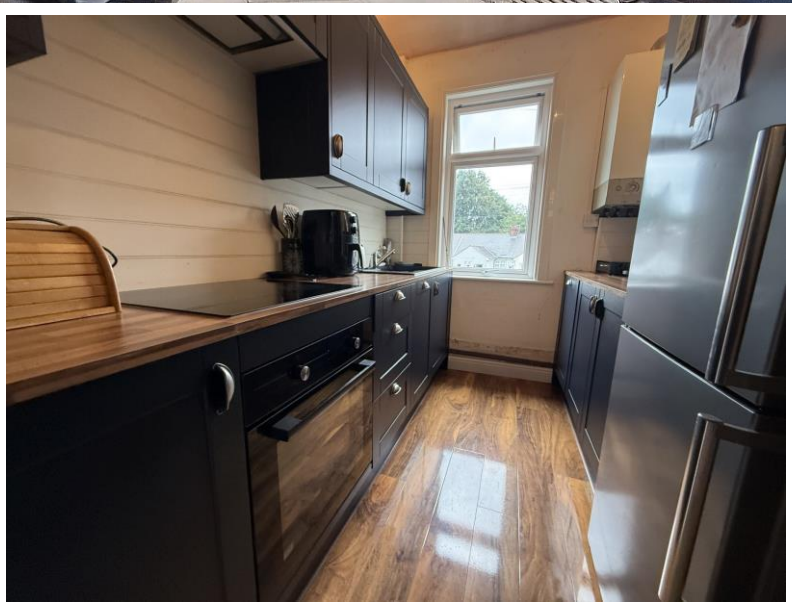
# Falcon

01752 600444

## 37 Ridge Park Avenue

Peverell, Plymouth, PL4 6QB

Guide Price £260,000-£270,000







## In Brief

### Terraced home over three floors

**Reception Rooms** Living room- Dining room

**Bedrooms** 3 - Bedrooms

**Heating** Gas central Heating

**Area** 1288 SQFT

**Tenure** Freehold

**Parking** On street parking ( permit restrictions apply )

**Council Tax** B

## Description

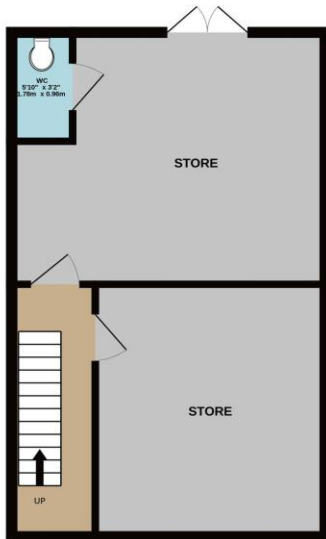
Set in the ever-popular Ridge Park Avenue, just a short stroll from Central Park, this spacious three-storey property offers an exceptional opportunity to secure a versatile family home in one of Plymouth's most sought-after areas. Beautifully presented throughout, the home has recently benefitted from a newly fitted kitchen and boasts a bright and airy open-plan living and dining space – perfect for modern family living and entertaining. To the lower ground floor, you'll find an expansive store area which has been thoughtfully utilised as a garage, complete with a convenient WC – ideal for additional storage, a workshop, or even further development potential. Upstairs, the first floor hosts two generous double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom. This fantastic home is perfectly positioned for easy access to Plymouth City Centre, the train station, and the nearby leisure park – not to mention the green open spaces of Central Park right on your doorstep. Offered to the market chain-free, this is a superb opportunity for families, professionals or investors alike. Early viewing is highly recommended.

**Need A Mortgage?**

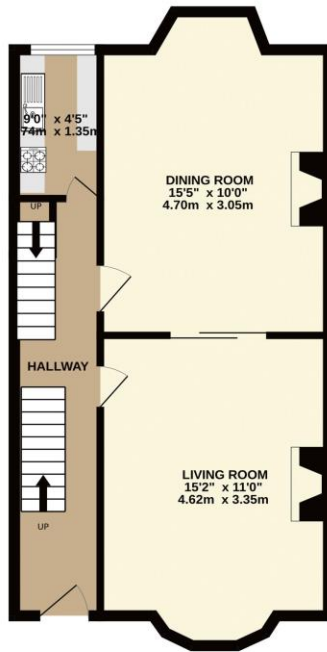
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

# Floor Plans

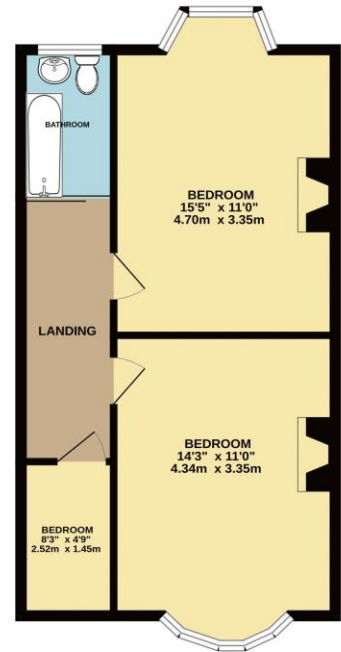
**BASEMENT**  
437 sq.ft. (40.6 sq.m.) approx.



**GROUND FLOOR**  
497 sq.ft. (46.1 sq.m.) approx.



**1ST FLOOR**  
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.  
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## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee





We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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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 |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 78        |
| (55-68) <b>D</b>                            | 81      |           |
| (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                     |         |           |

