



Falcon

01752 600444

11 Maple Grove

Mutley, Plymouth, PL4 6PZ

£250,000





In Brief

A Spacious Period Home in an Exceptionally Convenient Location in need of upgrading

Reception Rooms 2 large reception rooms

Bedrooms 4 bedrooms

Heating Gas central heating

Parking On street parking

Area 2059 Sq ft including basement

Council Tax C

Tenure Freehold

Description

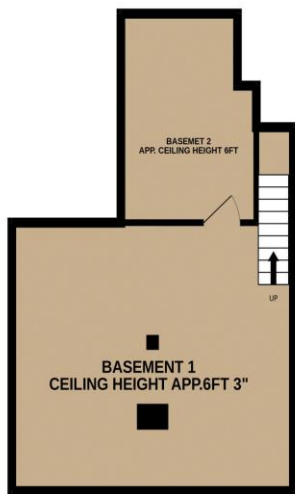
Perfectly positioned for easy access to Plymouth's City Centre and Central Park, this impressively spacious four-bedroom period terraced house offers wonderful character, generous proportions and exciting potential for improvement as it needs a good upgrade throughout. Beyond the welcoming reception hallway lies a large living room that opens into a separate dining room, both featuring stripped wooden flooring and beautiful period-style fireplace surrounds. From the dining room, a charming lean-to conservatory with tiled flooring provides direct access to the rear garden. A useful downstairs W/C is also located on the ground floor. To the rear, the kitchen/breakfast room is an excellent size and well fitted with an extensive range of wooden units. Twin double doors open directly onto the garden, creating a bright, sociable space perfect for family life. From the hallway there is a door under the stairs leading to the two large basement rooms. There are no windows down here but there is a ceiling height of circa 6Ft 3" The first-floor layout is ideal for larger households, offering a double bedroom to the rear along with both a family bathroom and a separate shower room. Off the main landing are two further generous double bedrooms and a single bedroom to the front. The property benefits from gas central heating and UPVC double glazing. The enclosed rear garden enjoys a sunny aspect and is bordered by original local stone walling. It features a lawned area, a concrete seating terrace and gated pedestrian access to the rear service lane. This is a substantial period home with excellent potential, set in a highly convenient and central location—an ideal opportunity for those looking to create their perfect family residence close to the heart of Plymouth. Measurements: Living room 17'5 x 14'6. Dining Room 13'9 x 12'6. Kitchen / breakfast room 22'1 x 12'1. Bedroom 1 17'5 x 12'6. Bedroom 2 13'9 x 12'6. Bedroom 3 12'2 x 8'9. Bedroom 4 10'3 x '2.

Need A Mortgage?

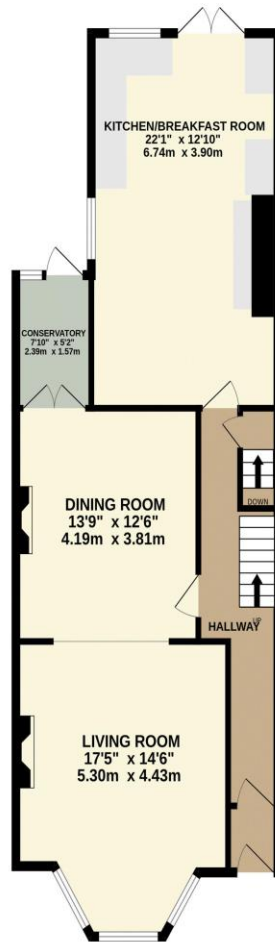
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Floor Plans

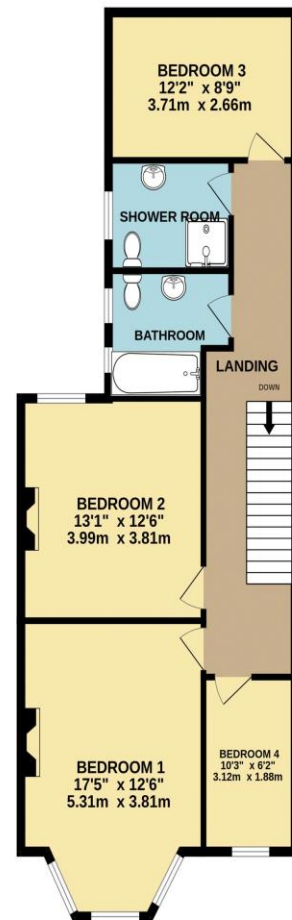
BASEMENT
424 sq.ft. (39.4 sq.m.) approx.



GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
812 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 2059 sq.ft. (191.3 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		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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