



# Falcon

01752 600444

## 31 Mount Gould Avenue

Plymouth, PL4 9HA

Guide Price £260,000





## In Brief

### Stylish extended family home with stunning kitchen-diner & sun-filled garden

<b>Reception Rooms</b>	Large sunny living room and fabulous kitchen/diner extension.	<b>Parking</b>	On street parking
<b>Bedrooms</b>	3 bedrooms	<b>Council Tax</b>	B
<b>Heating</b>	Gas central heating		
<b>Area</b>	970 Sq Ft		
<b>Tenure</b>	Freehold		

## Description

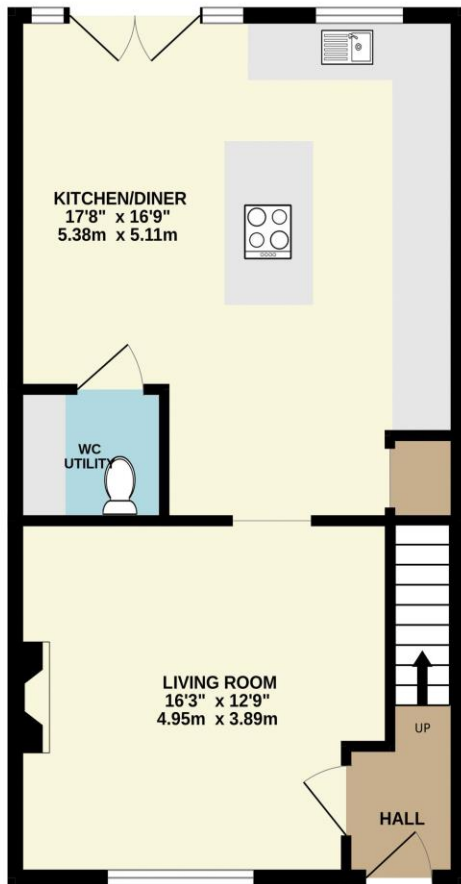
Located in a well regarded and well-established residential area, this beautifully presented 1950s three-bedroom extended semi-detached home offers the perfect blend of character, style, and modern family living. Upon entering, you are welcomed by a bright reception hallway leading to a charming and sun-filled living room at the front of the property—an inviting space ideal for relaxing or entertaining. An elegant archway opens into the true heart of the home: a stunning, thoughtfully extended kitchen/diner. This impressive space features a contemporary fitted kitchen complete with an integrated oven and hob, complemented by stylish finishes throughout. Flooded with natural light from Velux-style ceiling windows and enhanced by double doors opening onto the rear garden, this area provides a seamless indoor-outdoor living experience and a fantastic social hub for family life. Upstairs, the property offers three well-proportioned bedrooms accessed from the first-floor landing, along with a beautifully extended and recently updated bathroom. The bathroom boasts a sleek, modern suite including both a bath and a separate shower cubicle, finished to a high standard. Additional benefits include gas central heating and uPVC double glazing throughout, ensuring comfort and efficiency year-round. Externally, the rear garden is a standout feature—generous in size and thoughtfully landscaped to create multiple areas for relaxation and enjoyment. With a patio, artificial lawn, and a spacious decked seating area, the garden is designed to capture sunlight throughout the day, making it perfect for outdoor entertaining. Ideally located close to well-regarded schools, local shops, and with easy access to Plymouth city centre, this property represents an excellent opportunity for first-time buyers and growing families alike. A truly fabulous home that must be viewed to be fully appreciated.

Need A Mortgage?

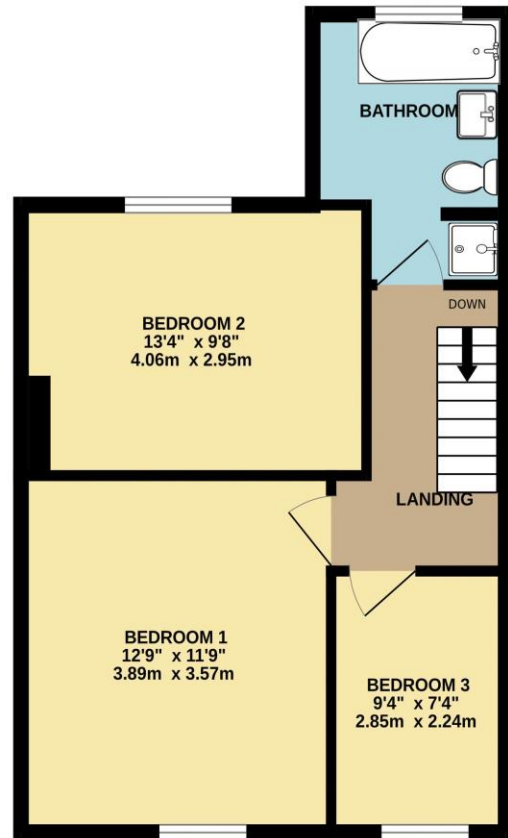
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ours is only £195 paid when you move!

# Floor Plans

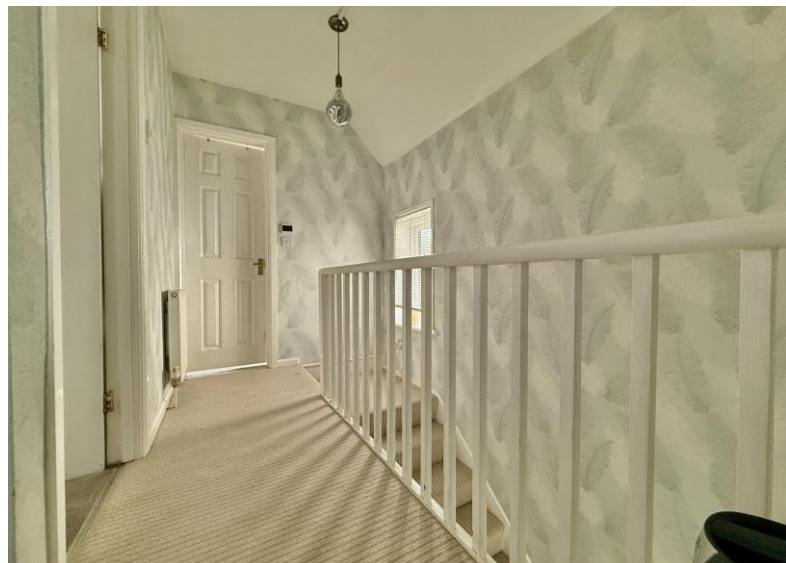
GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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		
(69-80)	C		72
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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