



Falcon

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71 Amherst Road

Pennycomequick, Plymouth, PL3 4HJ

Guide Price £350,000 - £360,000





In Brief

Beautiful Victorian Family Home Full of Character & Original Features

Reception Rooms	Large living room with separate dining room		
Bedrooms	3 large double bedrooms		
Heating	Gas central heating	Parking	Garage
Area	1833 sq ft	Council Tax	C
Tenure	Freehold		

Description

Located on one of the area's most attractive Victorian/Edwardian roads, this substantial three double bedroom period home offers beautifully presented accommodation full of character and charm. Lovingly owned and thoughtfully improved by the current owners for almost 25 years, the property perfectly blends original features with modern living. A striking frontage with decorative render mouldings and an impressive front door leads into a spacious reception hall. The generous living room features a period-style fireplace and opens through sliding doors to a separate dining room, creating an ideal space for entertaining. To the rear, a breakfast room flows seamlessly into a stylish modern fitted kitchen, while a ground floor showerroom provides added convenience for family life. Stripped wooden flooring extends through the hallway, living room, dining room and breakfast room, complemented by a quality stone tiled kitchen floor. Upstairs are three excellent double bedrooms, including a superb principal bedroom spanning the full width of the house with potential to create a fourth bedroom if desired. A spacious family bathroom completes the first floor. Gas central heating and upvc double glazing. Outside, the enclosed courtyard garden is attractively finished with slate paving and original stone walling, while an outside store/small garage (12'2 x 8'8) provides excellent storage. Ideally located close to well-regarded schools, Central Park, the Life Centre and Plymouth City Centre, this is a wonderful family home.

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Floor Plans

**Approximate Gross Internal Area 1833 sq ft - 170 sq m
(Excluding Garage)**

Ground Floor Area 967 sq ft - 90 sq m

First Floor Area 866 sq ft - 80 sq m

Garage Area 105 sq ft - 10 sq m



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