Falcon

01752 600444

# 71 Amherst Road

Pennycomequick, Plymouth, PL3 4HJ

## Guide Price £325,000 - £350,000

## 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 |
| **Area** | 1833 sq ft |
| **Tenure** | Freehold |
| **Parking** | Garage |
| **Council Tax** | C |

## Description

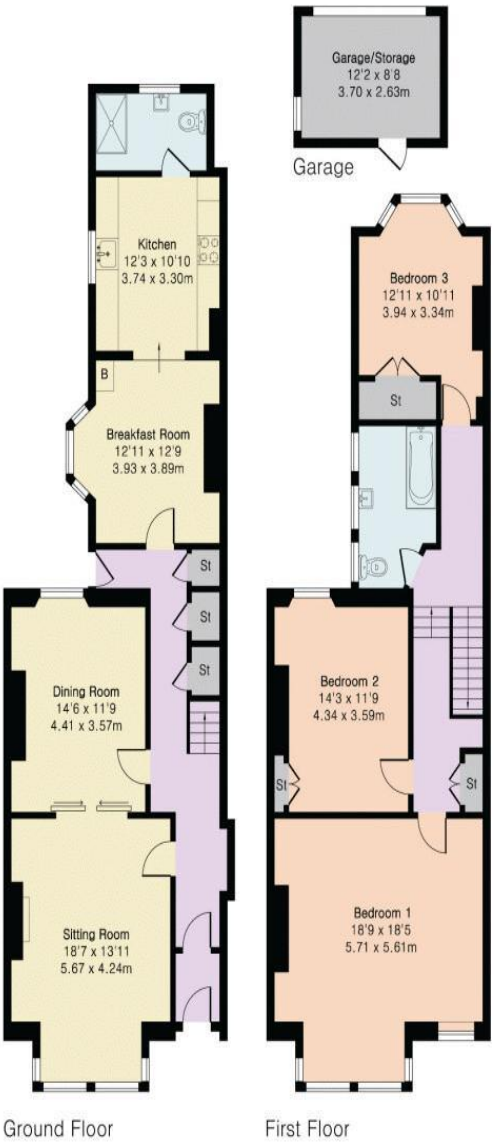
Located on one of the area's most attractive Victorian/Edwardian roads, this substantial three double bedroom period home offers beautifully presented accommodation full of character and charm. Lovingly owned and thoughtfully improved by the current owners for almost 25 years, the property perfectly 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.

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

**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



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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

**Your home may be repossessed if you do not keep up repayments on your mortgage.**