



# Falcon

01752 600444

## 28 St. Georges Avenue

Peverell, Plymouth, PL2 3PW

Guide Price £260,000-£270,000







## In Brief

### Spacious three double bedroom home with character and courtyard garden

**Reception Rooms** Two fabulous reception rooms

**Bedrooms** Three bedrooms

**Heating** Gas central heating

**Area** 1169 Sq Ft

**Tenure** Freehold

**Parking** On street parking

**Council Tax** B

## Description

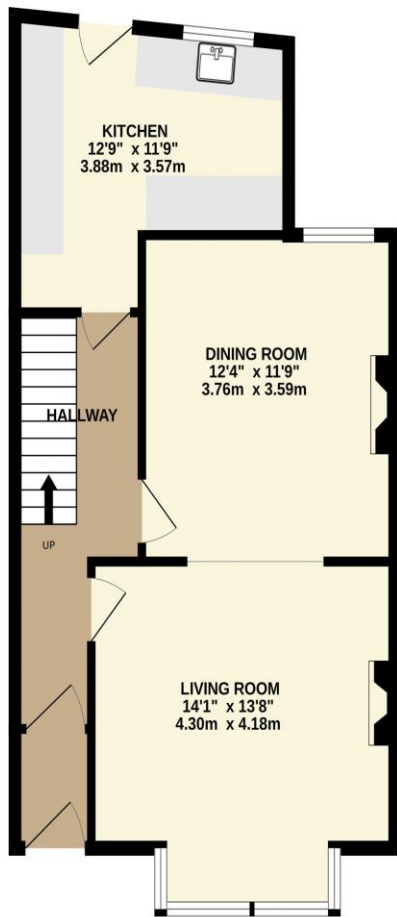
Located on a lovely quiet and well-established residential road, this beautifully presented and surprisingly spacious three DOUBLE bedroom family home offers a perfect blend of character, comfort and modern living. The welcoming reception hallway immediately sets the tone, featuring a charming period feel that continues throughout the property. The living room is a truly gorgeous space, with a wood-burning stove forming a stunning focal point and creating a warm and inviting atmosphere. This room flows seamlessly into a separate dining room, ideal for entertaining and family meals. The kitchen is generously sized and stylishly fitted, offering contemporary units complemented by attractive wood block worktops and a classic Belfast-style sink. A door provides direct access to the rear garden, perfect for indoor-outdoor living. Upstairs, off the spacious first-floor landing, are three well-proportioned double bedrooms, making this an ideal home for growing families or those needing extra space for home working. The modern family bathroom features an electric shower over the bath. Further benefits include gas central heating and UPVC double glazing throughout. Externally, the property boasts a lovely enclosed courtyard garden, laid with low-maintenance artificial grass and featuring a raised decked seating area, ideal for relaxing or entertaining. A side gate provides convenient access between the houses to the front of the property. The location is highly desirable, with excellent local schools nearby, including Pennycross Primary School and Devonport High School for Girls. The Life Centre Leisure Complex is close by, along with Plymouth's beautiful Central Park, offering superb recreational facilities right on your doorstep. This is a fantastic opportunity to acquire a spacious and characterful family home in a sought-after location. Early viewing is strongly recommended.

**Need A Mortgage?**

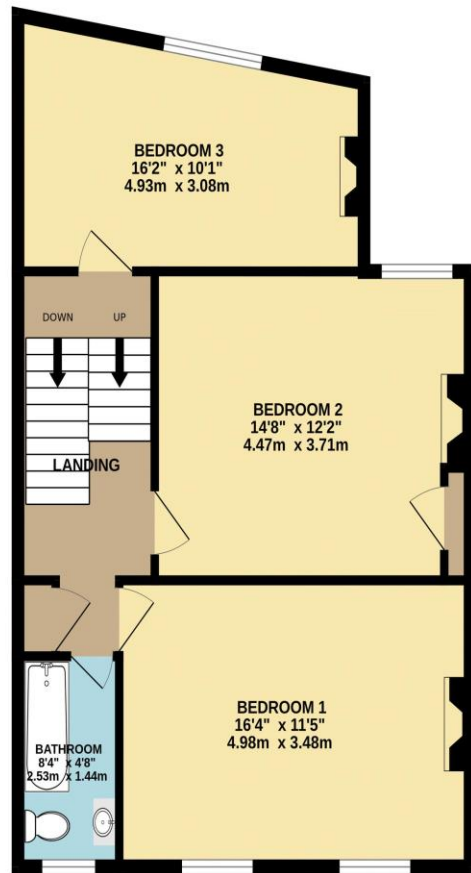
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

## Floor Plans

GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.6 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	80
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

