



**Falcon**  
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**391 Taunton Avenue**  
Whitleigh, Plymouth, PL5 4HW

Guide Price £210,000 - £220,000





## In Brief

### A much-loved 3 bed family home with a private garden and open southerly views

**Reception Rooms** Bright, sunny living room and fabulous kitchen / diner

**Bedrooms** Three bedrooms

**Heating** Gas central heating

**Parking** On street parking to front and side

**Area** 936 Sq Ft

**Council Tax** A

**Tenure** Freehold

## Description

Located within a well-established and popular residential area, this three-bedroom end-terraced family home enjoys a particularly attractive position along the road, set back nicely behind a front garden. From first arrival, the property gives a welcoming impression that continues throughout the interior. The entrance hallway immediately sets a bright and airy tone. To the front, the living room benefits from a large picture window, filling the space with natural light and offering a lovely sunny outlook. To the rear, the kitchen/dining room is a real credit to the current owners, having been completely remodelled to create a stylish, well-fitted kitchen that works perfectly for modern family life. Two attractive windows overlook the rear garden, enhancing the light and sense of space. Further practical features include a very useful utility room with WC and a small rear porch that provides access out to the garden. Upstairs, the first-floor landing leads to three bedrooms comprising two generous doubles and a well-proportioned single bedroom. All rooms enjoy pleasant outlooks, with far-reaching, open southerly views to the front adding to the sense of space and light. The property also benefits from gas central heating and UPVC double glazing throughout. Outside, the rear garden is a truly gorgeous space. The current owners have invested significant time and care to create a sunny, predominantly lawned garden with attractive seating areas at the top—perfect for relaxing and enjoying the sun. The garden feels wonderfully private, with no houses directly behind and mature trees providing a lovely countryside feel. A rear footpath offers direct access to Tamerton Woods, ideal for walks and outdoor enjoyment. The property is conveniently positioned close to excellent local schools including Whitleigh Community Primary, Woodfield Primary and Marine Academy Primary, with Sir John Hunt Community Sports College also easily accessible. A much-loved family home for the past ten years, this is a wonderful opportunity to acquire a spacious, well-presented home in a highly regarded location.

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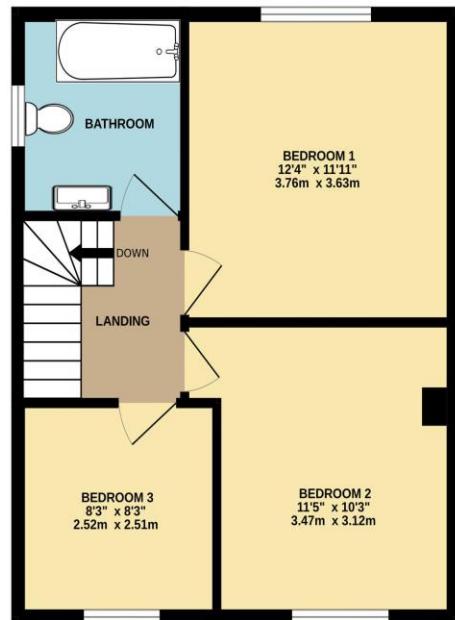
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## Floor Plans

GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (86.9 sq.m.) approx.  
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