



Falcon

01752 600444

90 St. Levan Road

Milehouse, Plymouth, PL2 3AF

Guide Price £325,000 - £335,000





In Brief

Stylish character home with three double bedrooms, woodburners and a superb garage and garden!

Reception Rooms Large living room with separate dining room

Bedrooms 3 fabulous double bedrooms

Heating Gas central heating

Area 1812 Sq Ft

Tenure Freehold

Parking large detached GARAGE

Council Tax B

Description

Located within this established and popular residential area is this gorgeous three double bedroom terraced family home, presented in an exceptionally stylish manner throughout. The property successfully blends an abundance of character features with tasteful modern upgrades, including a contemporary kitchen and a beautifully appointed bathroom. The accommodation begins with an attractive reception hallway, from which two elegant reception rooms are accessed. These are linked by an archway, creating a wonderful sense of flow. The living room is a particularly inviting space, featuring a striking fireplace with a stylish fitted woodburner, making it a warm and welcoming room filled with natural light. The kitchen/breakfast room is well fitted with a modern range of units incorporating an oven, hob with extractor, wooden worktops and a small breakfast bar, providing both practicality and style. A downstairs WC completes the ground floor. To the first floor, the landing leads to three excellent double bedrooms, with the principal bedroom spanning the full width of the property at the front and enjoying the added luxury of its own fitted woodburner. The family bathroom has a charming period feel, featuring a roll-edge bath with a mixer shower over. The property benefits from gas central heating and uPVC double glazing throughout. Externally, the rear garden is an impressive and unexpected size, having been thoughtfully landscaped to include a patio seating area, lawn and contemporary timber fencing. To the rear of the garden sits a substantial detached garage measuring approximately 28'10 x 14'1, fitted with an electric roller door, power, lighting, a raised mezzanine level and ample space for workshop use. This of course offers huge potential to maybe convert into some sort of annex / mews style living accommodation subject to the usual planning consents etc. Perfectly positioned for convenience, the property offers easy access to the wide range of shops, cafés and amenities available in Stoke Village, while Plymouth City Centre, Central Park and the Life Centre leisure complex are all close at hand. This is a truly impressive home that must be viewed to be fully appreciated.

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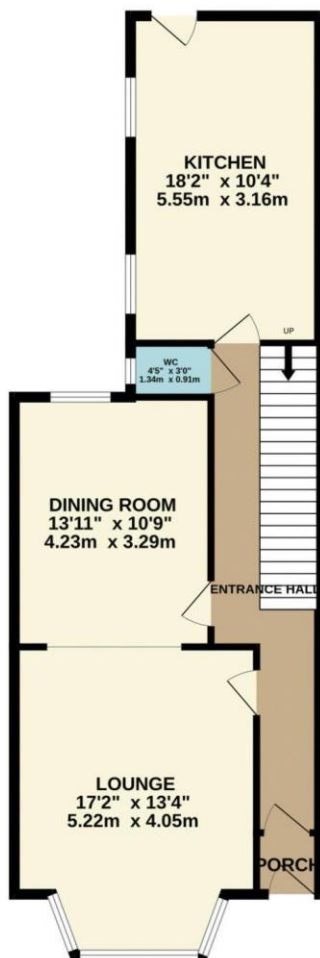
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Floor Plans

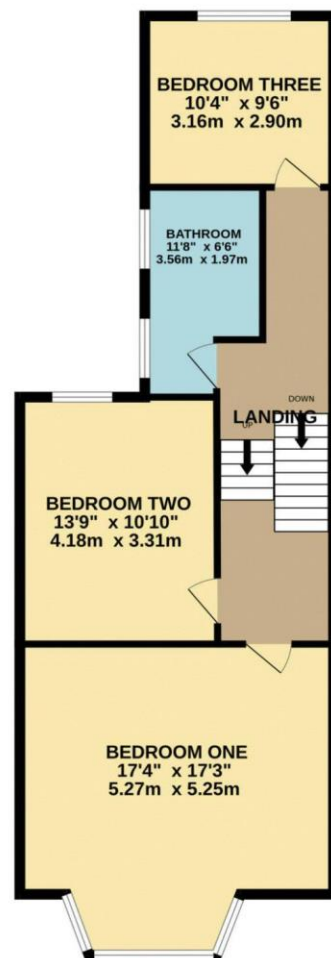
GARAGE/WORKSHOP
378 sq.ft. (35.1 sq.m.) approx.



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1812 sq.ft. (168.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
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(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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