



# Falcon

01752 600444

## 31 Downgate Gardens

Pennycross, Plymouth, PL2 3TA

Guide Price £210,000 - £220,000





## In Brief

### End terraced Spacious property being sold Chain free

**Reception Rooms** living room - Dining room Kitchen - utility room

**Bedrooms** Three Bedrooms

**Heating** Gas central heating

**Parking** On Street

**Area** 713 Sq Ft

**Council Tax** A

**Tenure** Freehold

## Description

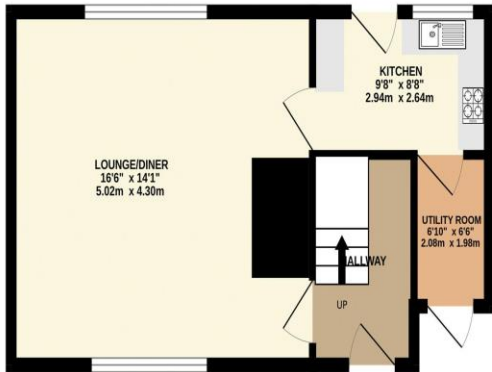
Fantastic opportunity to acquire this chain-free three-bedroom end-terrace property, situated in the popular Pennycross area and tucked away within a private cul-de-sac. Occupying a larger-than-average plot, the property benefits from generous front and rear gardens along with an additional side plot, offering fantastic outdoor space and potential. The accommodation has been freshly painted throughout and briefly comprises of a useful utility room housing the boiler with access to the front elevation. Leading through to the kitchen, there are a range of wall and base units with roll-top work surfaces, a four-ring gas hob, stainless steel sink, and ample space for further appliances. The spacious living room is a fantastic social space, benefiting from dual-aspect windows to both the front and rear elevations, allowing plenty of natural light throughout, along with a feature electric fireplace. To the first floor, the property offers two double bedrooms, a genuine single bedroom, a family bathroom, and a separate WC. This property would make a wonderful family home, conveniently located close to local amenities, including Morrisons supermarket, schools, and excellent transport links to the A38. Must be seen to be fully appreciated

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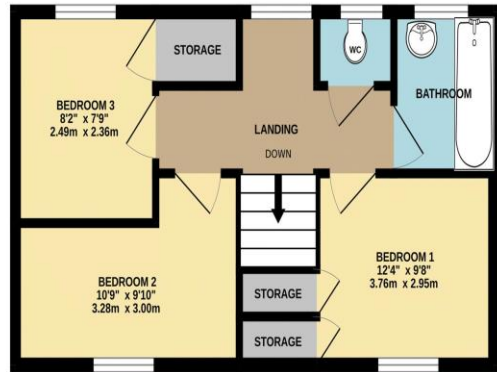
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ours is only £195 paid when you move!

# Floor Plans

GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.  
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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

