



Falcon

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6 Fairfield Avenue

Peverell, Plymouth, PL2 3QF

Guide Price £290,000-£300,000





In Brief

Striking Victorian Semi with Five Bedrooms, Period Charm and Superb Living Space

Reception Rooms	Fabulous living room and separate dining room		
Bedrooms	5 bedrooms		
Heating	Gas central heating	Parking	On street parking
Area	1417 sq ft	Council Tax	C
Tenure	Freehold		

Description

Arranged over 1,417 sq. ft., this elegant five-bedroom Victorian semi-detached residence blends timeless period charm with thoughtfully updated living. Set in the ever-popular Peverell area, the striking façade gives way to beautifully proportioned interiors rich in original character, including ornate coving, stripped wood floors, stained glass detailing and a stunning entrance hall with classic chequerboard flooring. The accommodation features a bright 15' dual-aspect living room with a feature fireplace, a generous 12' dining room opening onto the garden, a really stylish modern fitted kitchen with integrated appliances, and a light-filled garden room / conservatory with utility area which is such a fabulous addition to the accommodation. Across the upper floors are five well-proportioned bedrooms, a contemporary family bathroom and a separate W/C, providing flexible space for growing families or those working from home. The top two rooms could easily be opened back up into one large bedroom as it used to be laid out. Outside, a private enclosed rear garden with patio and low-maintenance lawn offers a secure and inviting space for relaxing or entertaining all with a perfect sunny southerly aspect. Combining impressive proportions, elegant Victorian features and modern practicality, this is a wonderful family home in one of Plymouth's most desirable residential locations.

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Floor Plans

Approximate Gross Internal Area 1417 sq ft - 131 sq m

Ground Floor Area 637 sq ft – 59 sq m

First Floor Area 539 sq ft – 50 sq m

Second Floor Area 241 sq ft – 22 sq m

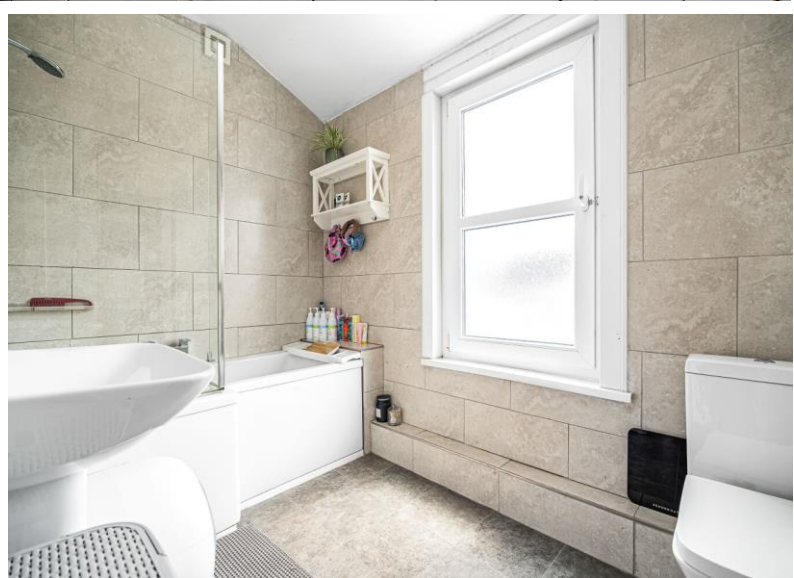
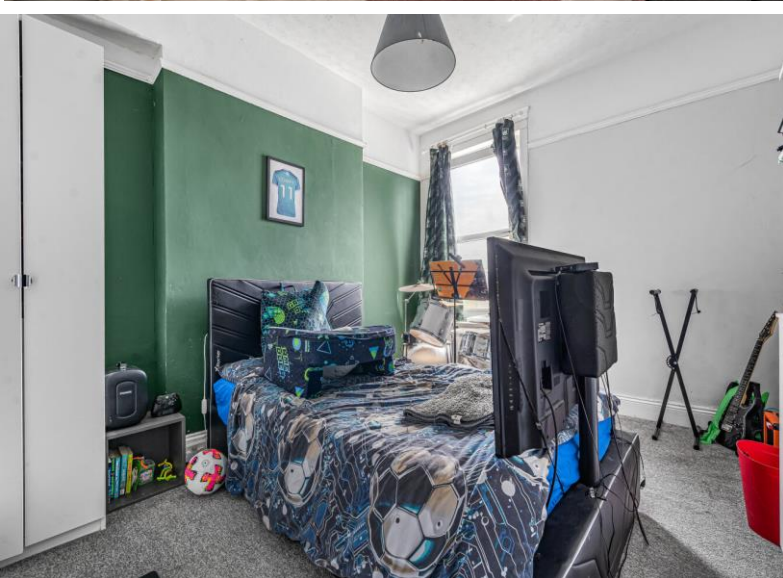


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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