



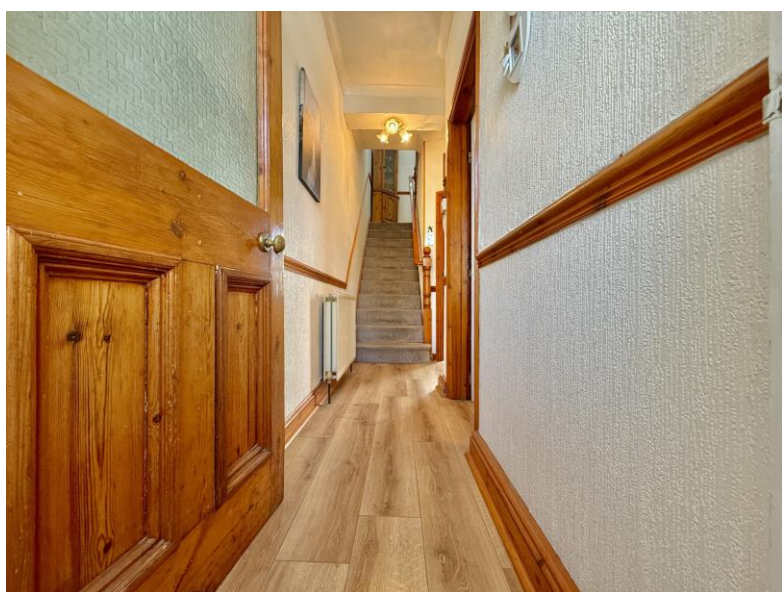
Falcon

01752 600444

39 St. Georges Avenue

Peverell, Plymouth, PL2 3PW

Guide Price £220,000 - £230,000





In Brief

Stylish period family home, sought-after Peverell, sunny south-facing garden.

Reception Rooms Living room with separate dining room

Bedrooms Three bedrooms but useful bonus attic space.

Heating Gas central heating

Parking On street parking

Area 990 sq ft

Council Tax B

Tenure Freehold

Description

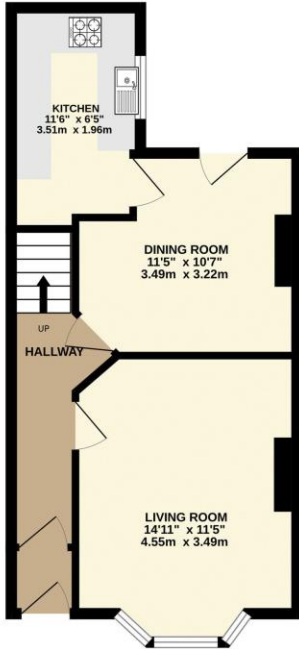
Situated in the ever-popular and highly sought-after area of Peverell, close to excellent schools, Plymouth's beautiful Central Park and the Life Centre, is this charming period three-bedroom terraced family home. The property offers well-presented bright and airy accommodation throughout, comprising an entrance hallway, a lovely bay-fronted living room and a separate dining room to the rear with direct access to the sunny garden. The kitchen is stylish, modern and well fitted, making it ideal for everyday family living. Upstairs, there are two generous double bedrooms, a single bedroom and a contemporary shower room featuring a double shower cubicle. A useful staircase rises to the attic space, which, while not converted with building regulations approval, provides a fantastic additional area complete with a Velux-style window. Further benefits include gas central heating and uPVC double glazing. To the rear, the enclosed south-facing garden enjoys a wonderful sunny aspect and has been fully laid to patio for ease of maintenance, bordered by attractive local stone walling and timber fencing. A communal side passage provides convenient access to the front of the property. A fantastic opportunity for first-time buyers or families seeking a characterful home in a desirable residential road.

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Floor Plans

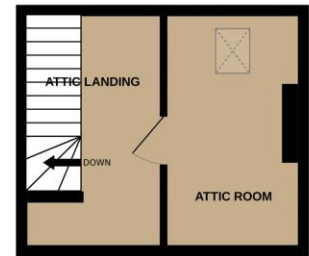
GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
177 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

