



# Falcon

01752 600444

## 4 Ridge Park Avenue

Mutley, Plymouth, PL4 6QA

Guide Price £280,000 - £285,000





## In Brief

### Four double bedroom house close to the City Centre

<b>Reception Rooms</b>	Lovely Living Space	<b>Parking</b>	On Street Parking (Permit Restrictions Apply)
<b>Bedrooms</b>	4 Double Bedrooms	<b>Council Tax</b>	B
<b>Heating</b>	Gas Central Heating		
<b>Area</b>	1188 Sqft		
<b>Tenure</b>	Freehold		

## Description

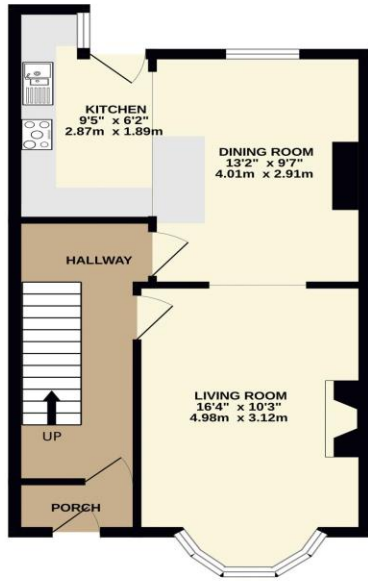
A 4 double bedroom family home perfectly located for access to Mutley Plain, Plymouth City Centre, The University, and the Train Station. The house offers spacious accommodation over three floors and a garden to the rear and garage. On the ground floor the property has accommodation comprising of a living room to the front with a bay window and decorative fireplace. An opening from the living room leads to the dining room/kitchen to the rear which is a fabulous family space with space in the dining room for table and chairs and a window looking out to the garden. While the kitchen has a selection of base units with work surfaces over, along with additional wall mounted units. Spaces are available for appliances. A door from here leads out to the garden. On the first floor you will find two double bedrooms and the main shower room which has been fitted with a WC, wash hand basin and a walk-in rainfall shower cubicle. Stairs from the landing lead up to the second floor and the two further double bedrooms, both rooms benefit from velux windows allowing plenty of light into the rooms. Externally there is a small area of garden to the front, while to the rear you will find a low maintenance area of garden with an outside store shed and WC, plus a gravelled area of garden. Also, the property has a garage, providing useful storage. Please note that with a few minor changes the property could work as a HMO property. Subject to planning and regulations. For more information or to view this property contact us now.

Need A Mortgage?

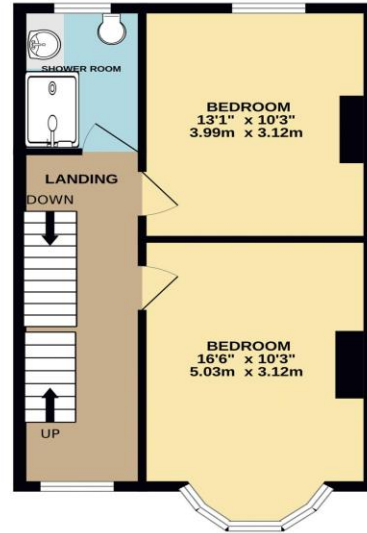
Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!

# Floor Plans

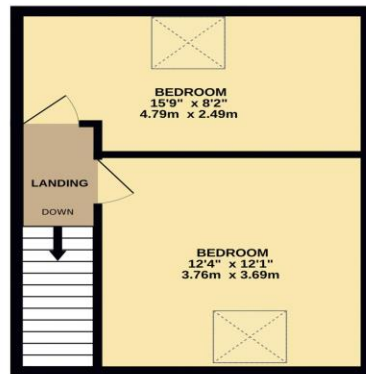
GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.4 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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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

