



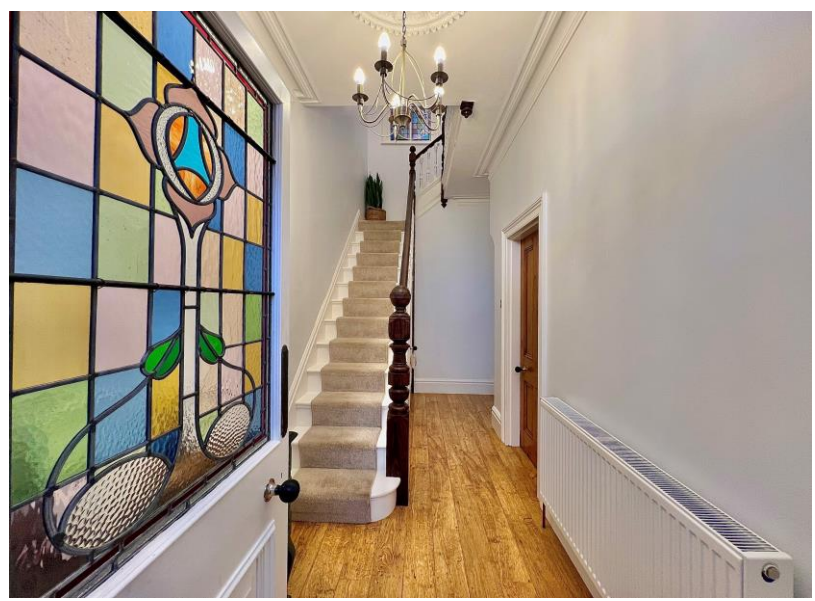
Falcon

01752 600444

39 Trelawney Road

Peverell, Plymouth, PL3 4JX

Guide Price £325,000-£340,000





In Brief

A simply stunning 3 bedroomed period property with 3 bedrooms and sunny garden

Reception Rooms	Large living room and fabulous kitchen / diner	Parking	On Street parking
Bedrooms	3 Bedrooms	Council Tax	C
Heating	Gas central heating		
Area	1144 sq ft		
Tenure	Freehold		

Description

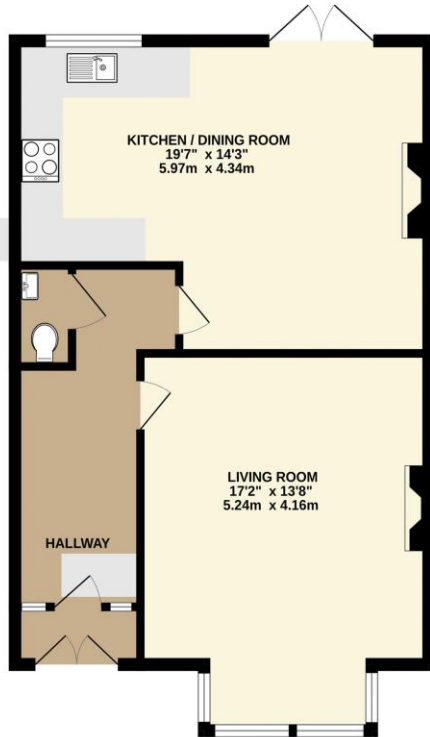
Located in this exceptional residential area is this simply gorgeous and beautifully presented 3 bedroomed family home. As you approach the house the original mosaic tiled path to the double opening front doors sets the scene well. The reception hallway is beautiful with the stained glass to the inner front door and the stunning staircase with the original stained glass in the first floor bathroom looking down upon you. The living room is a really good size with a period open fire as a focal point. The kitchen has been brilliantly opened up into the dining room so now offers one large fabulous space which is the heart of this wonderful home. There is a wood burner in the dining area which has double doors to the garden and the actual kitchen has been fitted with a lovely range of contemporary units that includes an integral oven, hob, dishwasher and fridge / freezer. There is a downstairs w/c with wash hand basin cleverly positioned under the stairs. Off the first floor landing there are three good sized bedrooms and a gorgeous bathroom. The bathroom is fitted with a contemporary suite with a shower over the bath and a fabulous stained glass window over the wash hand basin. The property comes with gas central heating and upvc double glazing. Outside to the rear there is a really sunny south facing courtyard garden with some lovely colourful Camellia bushes and a Wisteria. The garden is mostly laid to patio. There is a lovely open outlook from the rear of the house across towards Central Park. The house is perfectly positioned close to the park whilst also being within easy reach of Hyde Park primary School, the City Center and the Life Center.

Need A Mortgage?

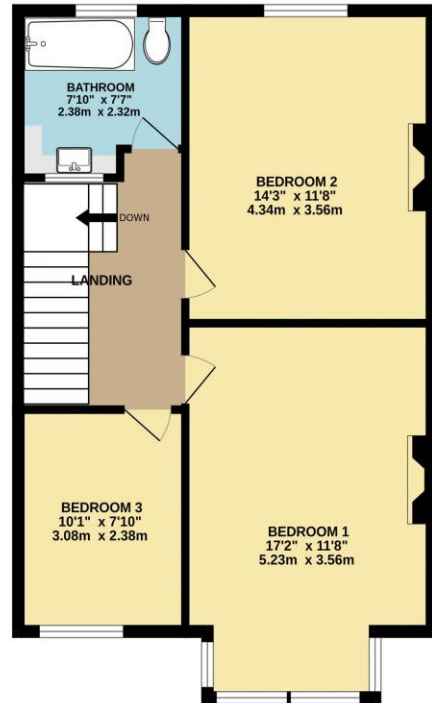
Don't pay more than you need to for your mortgage advice: ours is only £195 paid when you move!

Floor Plans

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.
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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+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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