



**Falcon**

01752 600444

**13 Mount Gould Avenue**

Plymouth, PL4 9EZ

Offers in Excess of £230,000





## In Brief

### Spacious & Sunny 4-Bedroom Family Home Near Parks and Local Amenities

**Reception Rooms** Large living room / dining room

**Bedrooms** 4 bedrooms

**Heating** Gas central heating

**Parking** On street parking

**Area** 808 Sq Ft

**Council Tax** B

**Tenure** Freehold

## Description

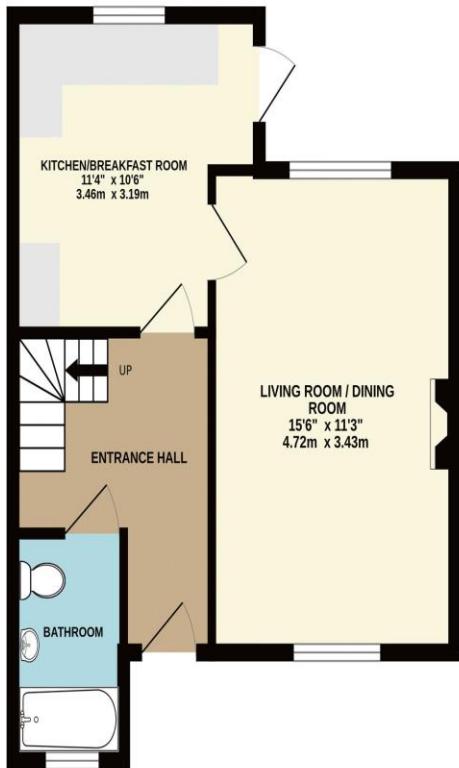
Nestled in a well-established and family-friendly neighborhood, this beautifully presented 4-bedroom semi-detached home offers the perfect blend of space, comfort, and convenience. Just a short stroll from Mount Gould Football Club and the open green spaces of Tothill Park, it's an ideal location for outdoor fun and family time. Step inside to a welcoming hallway that leads to a stylish ground-floor bathroom, featuring a contemporary white suite and a mixer shower over the bath—perfect for busy mornings or relaxing evenings. The heart of the home is the generously sized living/dining room, filled with natural light thanks to large windows at both the front and rear. It's the perfect space for family movie nights or entertaining friends. The modern kitchen/breakfast room is designed with families in mind, offering sleek units, views over the rear garden, and plenty of space for a table and chairs—ideal for casual family meals or homework time. Upstairs, you'll find four bright and airy bedrooms, all good-sized and full of natural light—perfect for growing families or creating a home office. There's also a convenient upstairs WC with a wash hand basin. Additional features include gas central heating and UPVC double glazing for year-round comfort. Outside, the rear garden is a real highlight—generous in size and bathed in sunlight, it features a large paved patio for BBQs and outdoor dining, plus a raised lawn area ideal for kids to play or to simply relax in privacy, surrounded by secure timber fencing. With excellent access to Plymouth City Centre, local shops, schools, and transport links, this home is a fantastic choice for families or first-time buyers looking for both space and location.

Need A Mortgage?

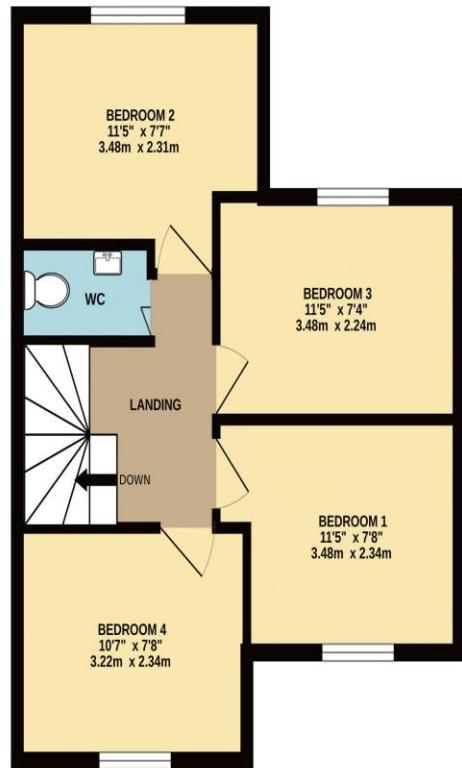
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ours is only £195 paid when you move!

## Floor Plans

GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.2 sq.m.) approx.  
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## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee



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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		79
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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