



**Falcon**

01752 600444

## 4 St Aubyn Avenue

Plymouth, PL2 1LJ

Guide Price £140,000 - £150,000





## In Brief

### A really spacious 2 double bedoomed family home with huge, rare benefit of a CELLAR

<b>Reception Rooms</b>	Large living room plus spacious kitchen / diner		
<b>Bedrooms</b>	Two double bedrooms		
<b>Heating</b>	Gas central heating ( serviced boiler )	<b>Parking</b>	On street parking
<b>Area</b>	1280 sq ft	<b>Council Tax</b>	A
<b>Tenure</b>	Freehold		

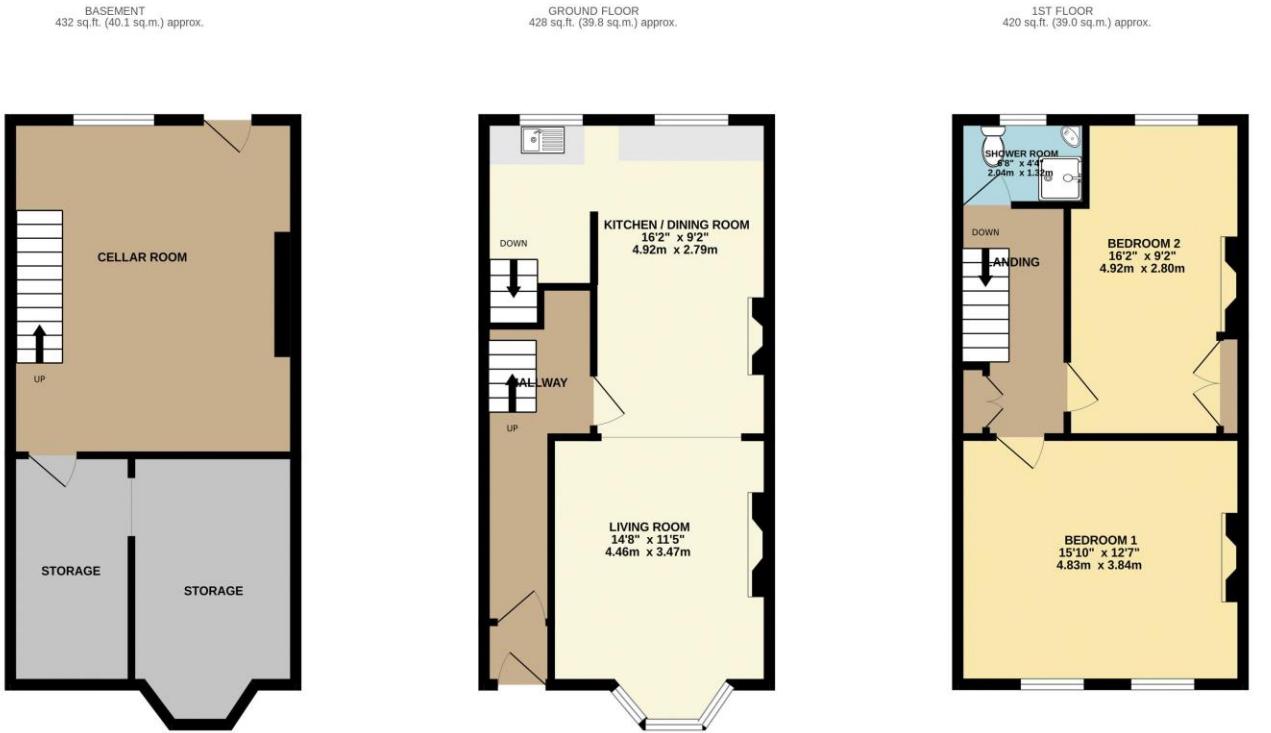
## Description

Located in this popular and established residential area is this 2 double bedoomed terraced family home. As you enter the property you will see the good size rooms with a large living room which opens into the spacious 'L' shaped kitchen / dining room. The Living room has a stone fireplace with an open grate and like the kitchen / diner has stripped and exposed wooden floorboards. From the kitchen a door takes you down to the lower ground floor cellar. This is such a rare feature with only a handful of this style of property having a cellar. The cellar is such a great addition and gives you so much extra space for an array of potential uses . There is a door directly into the rear garden. On this level there are also two further storage type rooms to the front of the house.Off the first floor landing to the rear of the house there is a shower room whilst off the main landing there are two double bedrooms, the main bedroom spanning the full width of the house. The property comes with upvc double glazing and gas central heating, the boiler is regularly serviced. The property would now benefit from some minor repair decoratively but definitely makes a gorgeous home! The garden to the rear is lovely and extremely sunny being well enclosed by stone walling all around with a pedestrian gate to the rear.

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## Floor Plans

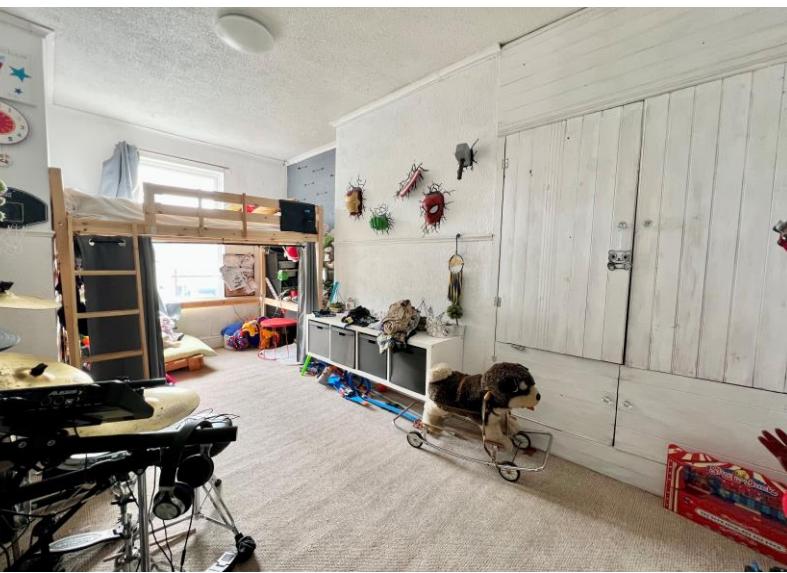


TOTAL FLOOR AREA : 1280 sq.ft. (119.0 sq.m.) approx.  
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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	90	
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

