



Falcon

01752 600444

39 Torr View Avenue

Peverell, Plymouth, PL3 4QN

Guide Price £290,000-£300,000





In Brief

A simply gorgeous 3 bed terraced family home with character and kitchen extension

Reception Rooms	Large living room with separate dining room	Parking	On street parking
Bedrooms	3 bedrooms	Council Tax	C
Heating	Gas central heating		
Area	1112 Sq ft		
Tenure	Freehold		

Description

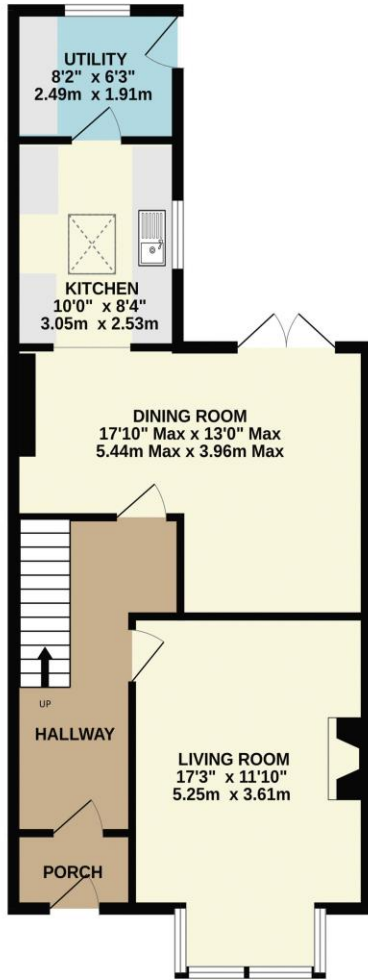
Located in this exceptional residential area is this beautifully presented 3 bedroomed family home that comes with bags of character but with the all important contemporary finish! As you enter the house you will immediately see the character with the beautiful staircase stretching out before you. The living room is a good size and extremely light and bright with a bay window and a wood burner as a focal point! The dining room stretches right across the full width of the house with double opening patio doors to the garden. The kitchen has been extended to produce a fabulous room now with some contemporary fitted units with a skylight window as well as a window to the side to allow the light in. Beyond the kitchen is a utility room, such a great addition! Off the first floor landing there are two good double bedrooms and a nice single. The bathroom has been fitted with a modern white suite with a stylish mixer shower over the bath. The property comes with gas central heating and upvc double glazing. The current owners have also had most of the walls and ceilings replastered over recent years along with a new front door and having a new consumer unit and updated electrics in around 2015. Outside to the rear there is a lovely enclosed courtyard garden which is mostly laid to gravel. It is definitely on the sunny side of the street with sun in the back garden throughout the afternoon and evening. A pedestrian gate gives access to the rear service lane. A fabulous house close to some excellent schools, shops and facilities.

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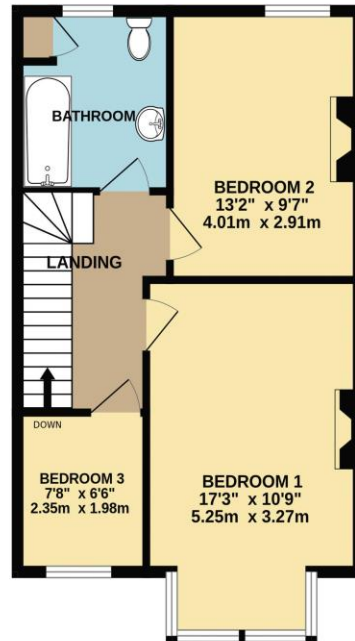
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Floor Plans

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.
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