

Torr View Avenue, Plymouth, Devon, PL3

Offers Over: £260,000

Located in the ever-prestigious area of Peverell is this immaculate three bedroom period home. This property is well suited to a growing family with its spacious living room with a beautiful bay window. This living space opens up into a dining room, following on to a sun room which can be used all year round. You are then welcomed by a breakfast room so another space to entertain leading into the kitchen.

The first floor offers three ample sized bedrooms, two being large doubles and a third being a single bedroom. The first floor is perfected with a fully tiled bathroom that has been finished to a good standard with a luxurious walk in shower. Furthermore, the property has a lot of period features including high ceilings and stained glass windows. This character rich family home benefits from a well presented easily maintained south facing garden, making the home ideal for all family types. The home is complete with a garage to the rear and a basement space, with electric and plumbing which can be used as an office space or fully converted as there is full head height! This property has so much scope to grow, or is in great condition if you are looking to move straight in. EPC - TBC

Rooms

Porch uPvc double glazed door to enter, coir matting flooring, space for shoes and coats

Hallway carpeted flooring, stairs leading to the first floor, storage under the stairs with electric

Lounge carpeted flooring, two radiators, bay window to the front with uPvc double glazed, working gas fire, sliding wooden doors opening up to dining room

Dining Room carpeted flooring, radiator, single glazed wooden doors leading to sun room

Sun Room laminate flooring, uPvc double glazed windows to the side and rear, electric

Breakfast Room carpeted flooring, radiator, uPvc double glazed window to the rear, cupboard units

Kitchen vinyl flooring, integrated oven and grill, four ring gas hob, hooded extractor fan, plumbing for washing machine, dryer and dishwasher, tiled splash back, stainless steel sink and a half with drainer, hot and cold mixer tap, uPvc double glazed sliding doors to





the side to gain access to the rear garden

courtyard

Landing carpeted stairs and landing, stain glass window

Garage single garage with electric

Bedroom Three carpeted flooring, radiator, uPvc double glazed window

Bedroom One carpeted flooring, bay window at the front with uPvc double glazed, fitted wardrobe space, radiator

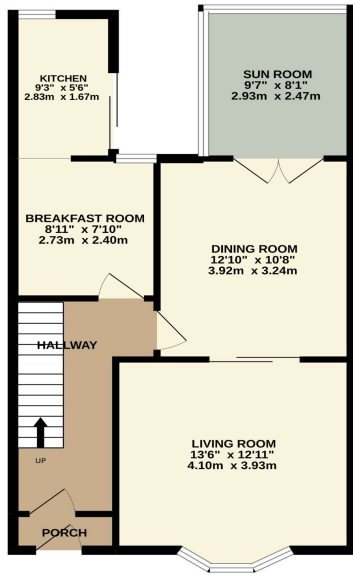
Bedroom Two carpeted flooring, fitted wardrobe space, radiator, uPvc double glazed window to the rear

Bathroom carpeted flooring, two uPvc double glazed frosted windows to the rear, radiator, toilet, bidet, tiled walls, airing cupboard, walk in shower

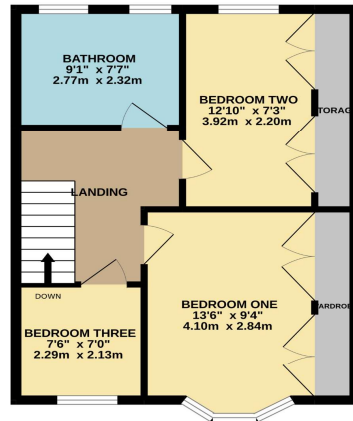
Garden south facing low maintenance patio



GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA - 1071 sq.ft. (99.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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