



30 Ridge Park Avenue, Mutley, Plymouth, Devon, PL4 6QA

£270,000



Situated in a quiet, friendly neighbourhood, this beautifully presented three-bedroom terraced house offers spacious and stylish accommodation set over three floors. Located on a residents-only permit parking street, the property is within walking distance of the city centre and benefits from a strong sense of community and access to excellent local schools.

The ground floor welcomes you with an inviting entrance hall featuring recently sanded original wooden floorboards, which flow seamlessly into the bright and airy lounge. A large bay window fills the space with natural light, while a charming fireplace adds character and warmth. To the rear, you'll find a stunning open-plan kitchen and dining area also with original fireplace, ideal for modern family living. The high-quality kitchen includes integrated white goods, a ceramic Belfast sink, and ample storage.

On the first floor, there are two generously sized double bedrooms and a stylish family bathroom, complete with bath, shower over, mixer taps, wash hand basin and WC. The loft has been thoughtfully converted to create a superb double bedroom with an ensuite shower room and abundant eaves storage, offering a perfect retreat or flexible living space.

Outside, the enclosed rear garden is designed for low-maintenance enjoyment, with a patio seating area, artificial lawn, stocked flower beds, large garden store, and a summer house. Rear access gates provide convenient access to the service lane behind.

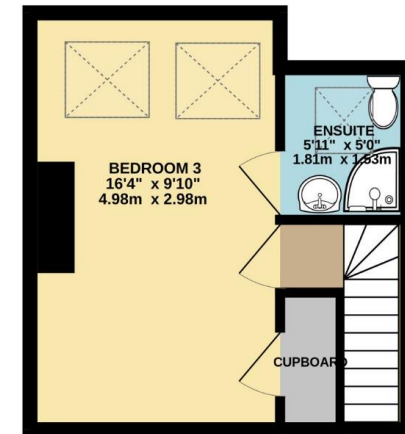
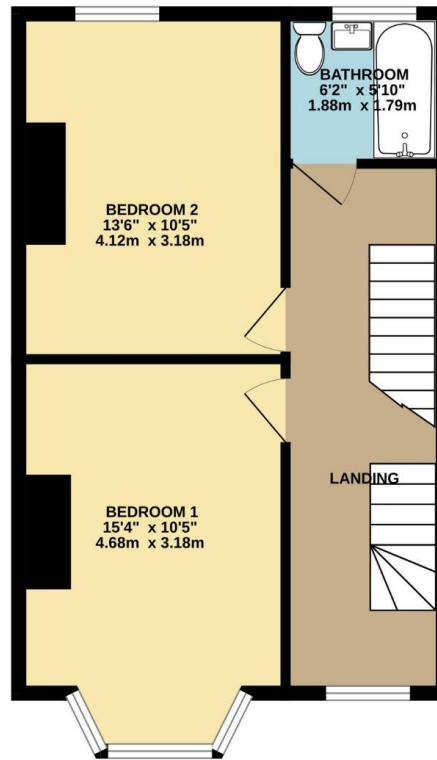
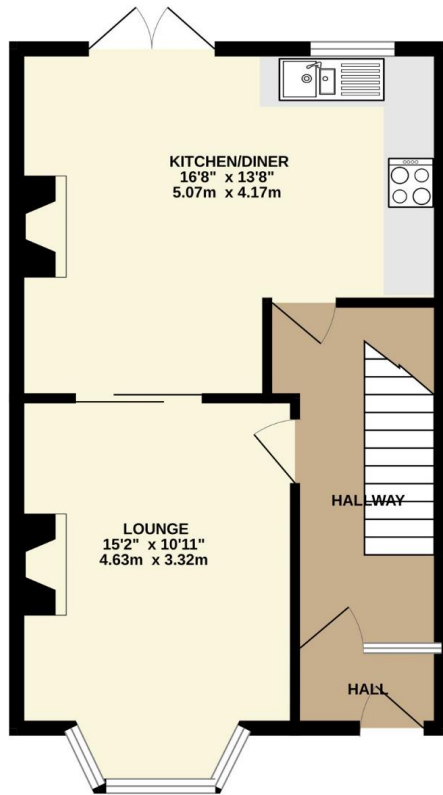
The property is ideally located near Central Park and the historic Ford Park Cemetery, home to a lovely café and a variety of nature walks and tours. Whether you're relaxing at home, exploring green spaces, or walking into town, this home offers the perfect blend of convenience, community, and comfort.

Offered to the market chain free, this is a fantastic opportunity for families, professionals, or anyone seeking a well-located home with character and modern style.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

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Lang Town & Country
6 Mannamead road
Mannamead
Plymouth
PL4 7AA

Tel: 01752 256000

Email: property@langtownandcountry.com

www.langtownandcountry.com

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