

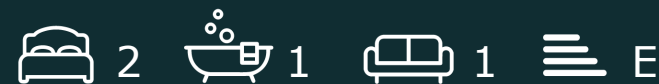
DC
LANE

SELL • LET • MANAGE



Peverell Park Road, Plymouth, PL3 4LR

£145,000 Leasehold





£145,000

Peverell Park Road

Plymouth, PL3 4LR

- First Floor Flat
- Peverell Location
- Well Presented
- Rear Garden Area
- No Onward Chain
- Two Bedrooms
- Deceptively Spacious
- Rear Elevated Views
- Ideal FTB/Buy To Let
- Council Tax Band A

DC Lane are delighted to introduce to the market this superb apartment located in popular Peverell adjacent to Central Park and within walking distance to Hyde Park parade of shops, Mutley Plain, City Centre and with easy access to the A38 and major routes.

Offering ideal living and entertaining space this well proportioned property is positioned on the first floor and offers spacious accommodation throughout. Entry into a communal hallway with secure phone entry system, stairs rise into a generous hallway with useful landing area, ample size for furniture or home office. The impressive lounge/diner features a bay window with open outlook from the side of the property and period fireplace. The modern fitted kitchen offers rear access, there are two bedrooms, master bedroom with built in furniture and square bay fronted window and a rather large well appointed bathroom offering corner bath and separate shower cubicle.

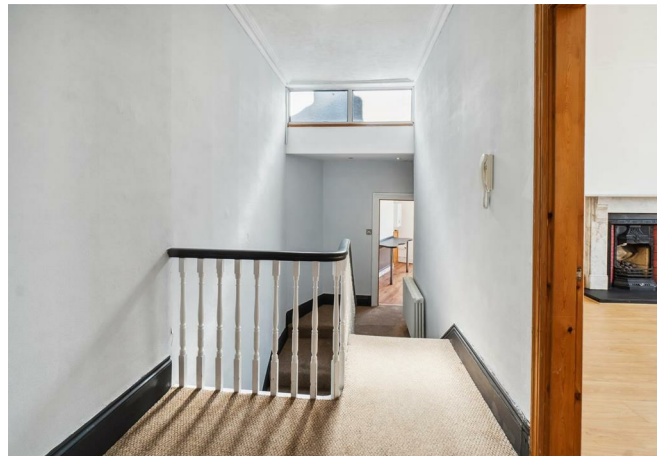
Externally there is a fire escape leading from the kitchen offering elevated far reaching views to Mount Edcombe and Central Park and rear courtyard area with access to the rear service lane.

With natural light flooding the property throughout, characterful features including old style school radiators, new combination boiler installed in 2022, double glazing and a long lease, we believe this would make an ideal first time buy or Buy to let - with no onward chain a viewing is highly recommended.



First Floor

Lounge/Diner	18'8" x 13'2" (5.70 x 4.03)
Kitchen	12'7" x 9'8" (3.86 x 2.96)
Bedroom One	11'5" x 15'1" (3.50 x 4.62)
Bedroom Two	6'8" x 9'3" (2.04 x 2.82)
Bathroom	8'5" x 12'8" (2.57 x 3.87)





Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road, the property can be found on the left.

Scan for Material Information

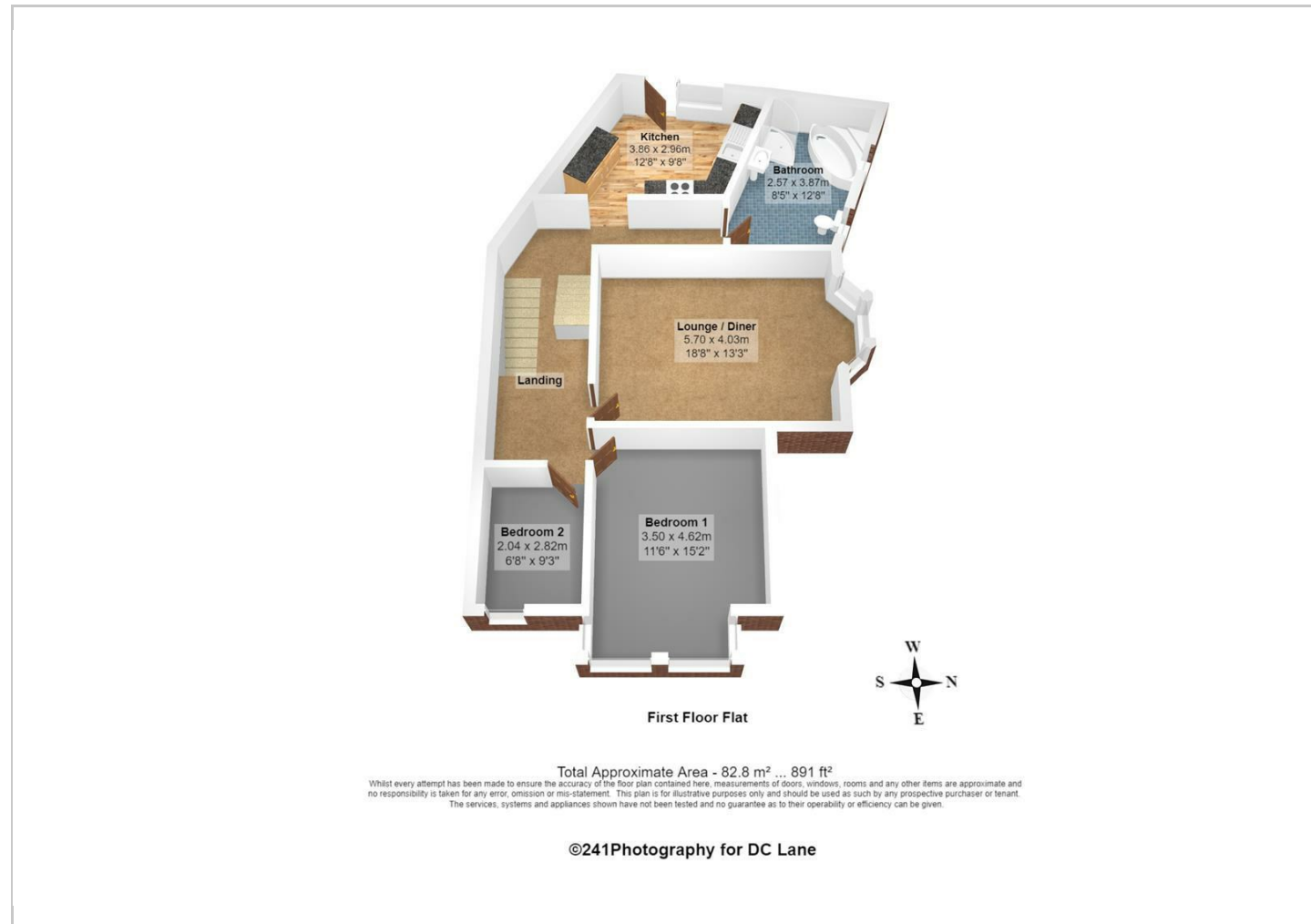


Council Tax Band: A





Floor Plans

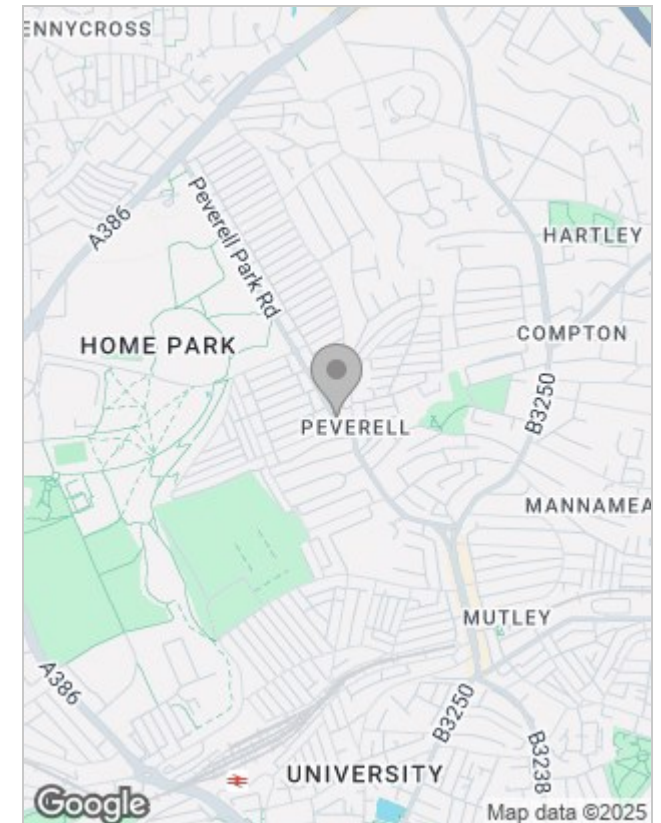


Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	53	70	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk