







SELL • LET • MANAGE

Peverell Park Road, Plymouth, PL3 4NB  
£155,000 Leasehold - Share of Freehold

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£155,000

# Peverell Park Road

## Plymouth, PL3 4NB

- Ground Floor Apartment
- Popular Peverell Location
- Character Features
- Generous Kitchen/Diner
- No Onward Chain
- Two Bedrooms
- Spacious Accommodation
- Ideal FTB/Buy to Let
- Parking
- Council Tax Band A

DC Lane are delighted to present this charming and well proportioned ground floor apartment, enviably positioned in the highly sought after Peverell area. Situated directly opposite the expansive Central Park and within easy walking distance of Hyde Park's parade of shops, Mutley Plain and the City Centre, the property also benefits from major transport links.

This impressive apartment offers generous accommodation filled with natural light and traditional character features. The property is accessed via a communal entrance leading into a private hallway. The spacious lounge enjoys a beautiful square bay window and an attractive period fireplace. A particularly noteworthy feature is the generous kitchen/diner providing ample space for a dining table and chairs ideal for modern living and entertaining.

There are two bedrooms, comprising one double and one single, serviced by a bathroom featuring a shower over the bath. To the rear, a door opens to the parking area, offering the convenience of one private parking space and the front garden belongs exclusively to this flat.

Further features include ornate cornicing, a long lease and current safety certification due to previous tenancy. Offered to the market with no onward chain, this appealing property is perfectly suited to first time buyers or buy to let investors seeking an enviable location and attractive rental yield.

A viewing is highly recommended to appreciate all that this superb property has to offer.



### Ground Floor

Lounge/Diner	15'1" x 13'3" (4.61 x 4.05)
Kitchen/Diner	10'9" x 12'0" (3.30 x 3.68)
Bedroom One	13'5" x 13'4" (4.09 x 4.07)
Bedroom two	7'6" x 11'10" (2.29 x 3.61)
Bathroom	7'6" x 4'8" (2.31 x 1.44)





## 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 right.

## Scan for Material Information



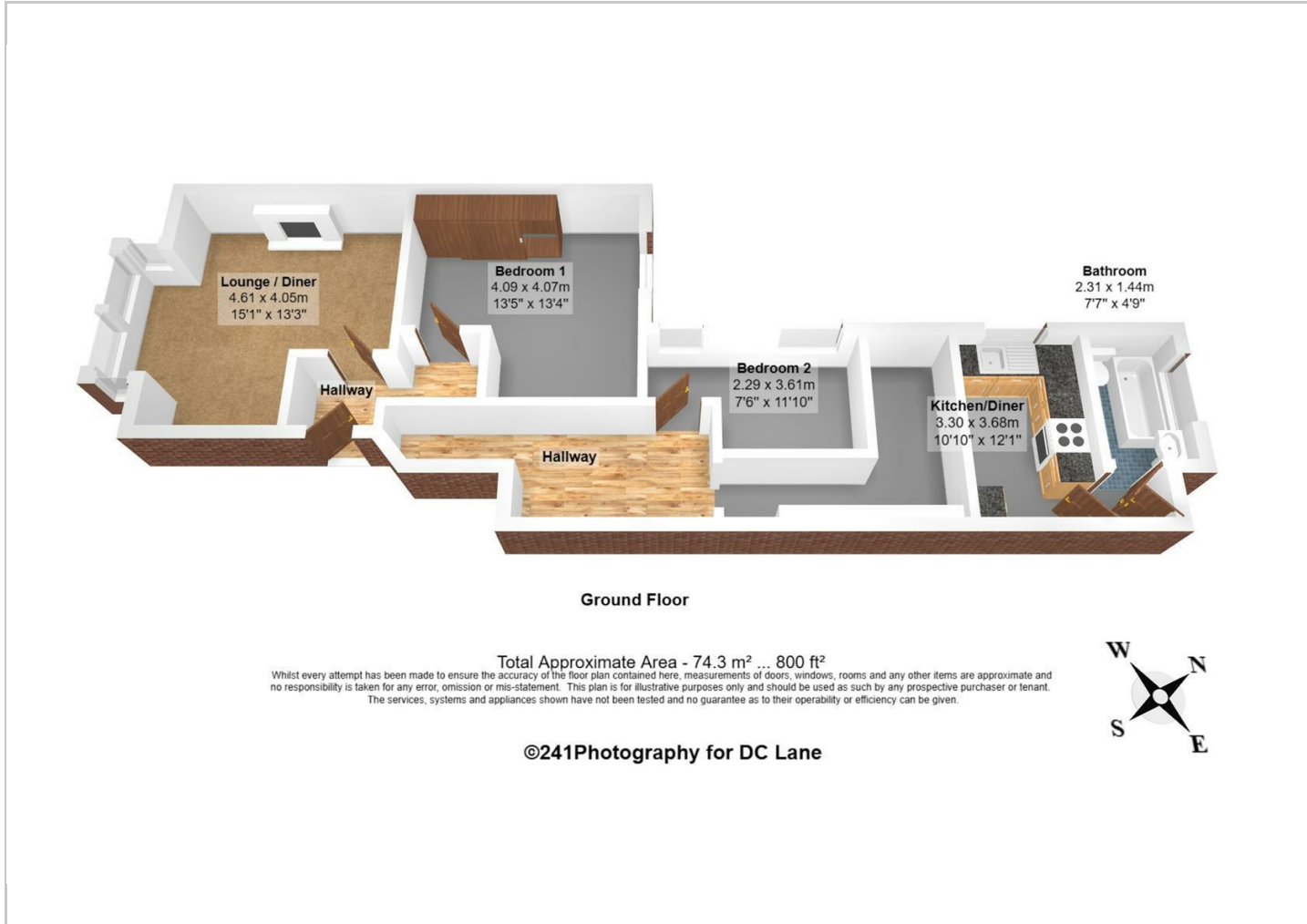
**Council Tax Band: A**



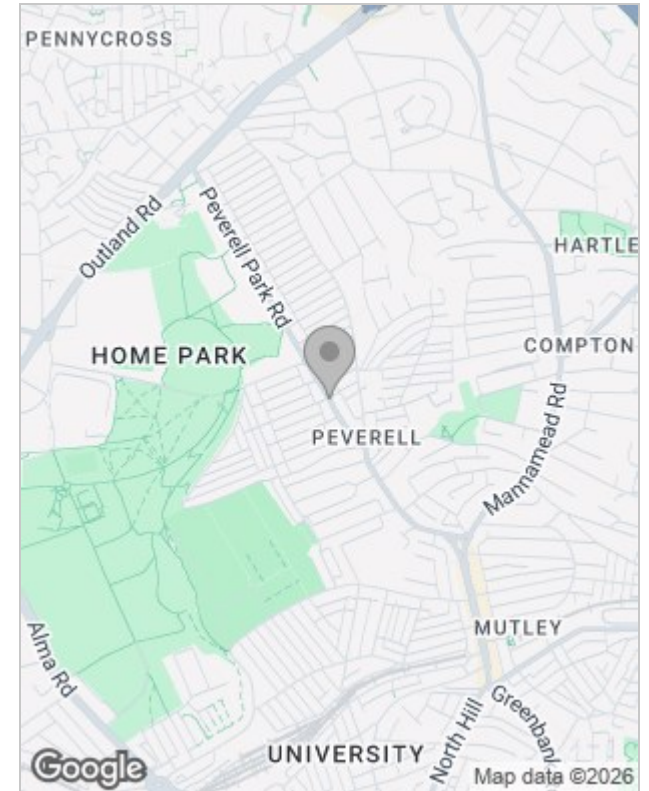


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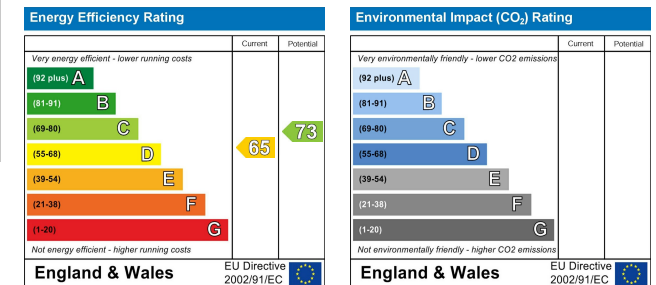
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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