



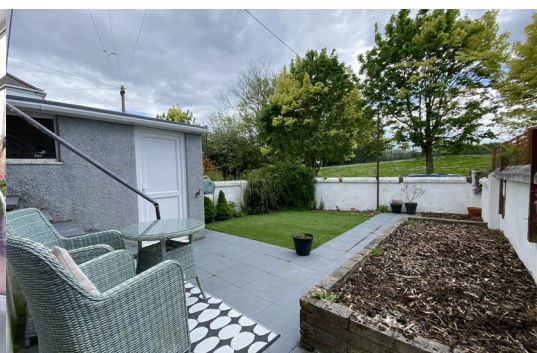
## 52 Meredith Road

Peverell, Plymouth, PL2 3QJ

**£280,000**



A well presented 1930s semi-detached family home in Peverell with a lovely rear garden. The accommodation comprises entrance hall, lounge, dining room/bedroom 5, modern kitchen/breakfast room & rear porch on the ground floor. There are 4 bedrooms & a family shower room on the first floor. Easy access to Plymouth City Centre & beyond.



MEREDITH ROAD, PEVERELL, PLYMOUTH, PL2 3QJ

ACCOMMODATION

Entrance via an obscured uPVC double-glazed door which opens into the porch.

PORCH 3'4" x 3'2" (1.02 x 0.97)

Tiled walls to dado height. Grey wood effect vinyl flooring. Wooden door with obscured glazed panels opens into the entrance hall.

ENTRANCE HALL 26'2" x 6'0" narrowing to 3'2" (7.99 x 1.84 narrowing to 0.98 )

Staircase rising to the first floor landing with under-stairs storage cupboards. Grey wood effect laminate flooring. Picture rail. Sliding door opens into the kitchen. Further doors open into the lounge & dining room. The dining room is currently being used as a bedroom 5.

LOUNGE 15'10" x 13'6" max into the bay & chimney breast r (4.83 x 4.13 max into the bay & chimney breast rece)

Feature fireplace with a wooden mantle & surround. Marble inset with an inset living flame gas fire. uPVC curved bay window to the front. Picture rail. Covings. Ceiling rose.

DINING ROOM/BEDROOM FIVE 13'5" x 10'8" max (4.09 x 3.27 max)

uPVC double-glazed window to the rear overlooking the garden. Covings. Ceiling rose. Picture rail.

KITCHEN 11'3" x 10'11" (3.43 x 3.33)

Attractive matching base & wall mounted units to include fitted oven & integrated dishwasher, space for a washine machine & upright fridge/freezer. Fitted wine rack. Square edge work surface with inset 1.5 bowl stainless steel sink unit with mixer tap & 4 ring gas hob with filer hood above. Grey brick style splash-back. Wall mount boiler concealed in unit. uPVC double-glazed window to the rear overlooking the garden. Ceiling spotlights. Grey wood effect laminate flooring. Wooden door with obscured glazed panels opens to the rear porch.

REAR PORCH 3'6" x 2'9" (1.09 x 0.84)

uPVC double-glazed window to the side & rear. Aluminium double-glazed door which opens to the rear garden.

LANDING 12'11" x 6'0" (3.94 x 1.84)

Doors leading off to the bedrooms, shower room & storage cupboard.

BEDROOM THREE 7'11" x 11'3" plus door access (2.43 x 3.45 plus door access)

uPVC double-glazed bay window to the rear with views of garden. Access hatch to roof void. Picture rail.

SHOWER ROOM 7'11" x 4'3" (2.43 x 1.32)

Matching suite of quarter shower cubical with fitted Mira electric shower, wash hand basin inset into white high gloss vanity storage cupboards below & close coupled wc. Heated towel rail. Tiled floor. Part-tiled walls & aqua boarding in the shower area. Obscured uPVC double-glazed window to the side.

BEDROOM ONE 16'9" x 10'2" max into the bay & chimney breast re (5.11 x 3.11 max into the bay & chimney breast rece)

uPVC double-glazed curved bay window to the front. Picture rail.

BEDROOM TWO 12'5" x 10'8" (3.81 x 3.26)

uPVC double-glazed window to the rear overlooking part of the garden. Ceiling rose. Picture rail. Covings.

BEDROOM FOUR 10'0" x 6'0" (3.06 x 1.84)

uPVC double-glazed window to the front. Picture rail. Covings.

OUTSIDE

The property is a approached via a wrought iron gate with a path giving access to the front door. To the rear an enclosed garden with paved patio seating area, section of astroturfing bordered on two sides by flower bed with inset shrubs & plants & further flower beds running alongside the paved path leading to the rear boundary. Door to under cellar. Wooden gate giving access to a shared pathway between two properties, leading to the front. Courtesy door into the shed.

SHED 11'1" x 5'0" (3.4 x 1.54)

Single-glazed window to the side.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.

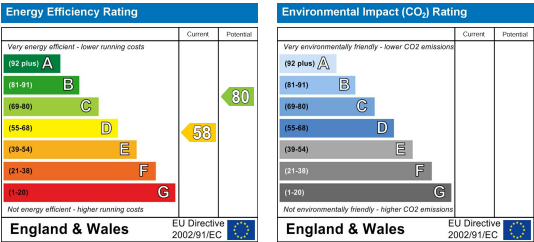
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.