



## 21 Holland Road

Peverell, Plymouth, PL3 4PQ

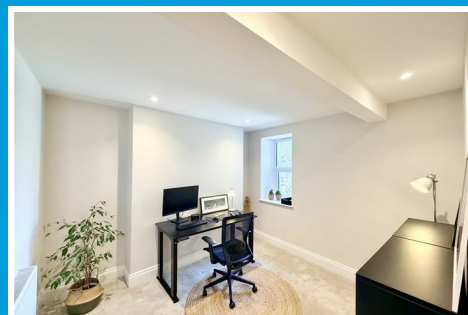
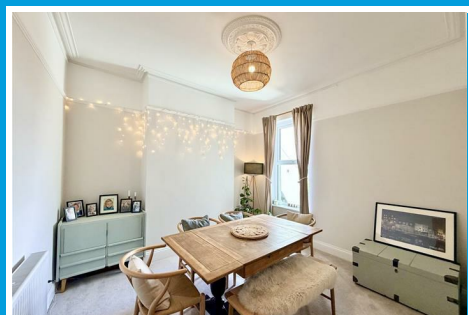
£400,000



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## HOLLAND ROAD, PEVERELL, PLYMOUTH, PL3 4PQ

### ENTRANCE

uPVC double-glazed door which opens up into the porch.

### PORCH

3'10" x 3'6" (1.18m x 1.08m)

Decorative wood panelling to dado height. A door opening into the entrance hall.

### ENTRANCE HALL

19'11" x 5'10" narrowing to 3'10" (6.09m x 1.78m narrowing to 1.18m)

Herringbone style flooring. Doors leading through to the lounge/dining room. Staircase rising to the first floor landing. Covings. Ceiling roses. Dado rail. Staircase leading down to the lower ground floor.

### LOUNGE

14'2" x 12'9" maximum (4.34m x 3.89m maximum)

Feature fireplace with inset wood burner into the chimney breast. uPVC double-glazed bay windows to the front with fitted blind. Picture rail. Covings. Ceiling rose.

### DINING ROOM

11'8" x 11'1" (3.56m x 3.38m )

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

### KITCHEN/BREAKFAST ROOM

17'7" x 10'9" (5.37m x 3.28m )

Herringbone style flooring. Attractive matching twin tone style matching base & wall-mounted units to include fitted twin oven, full height fridge/freezer, dishwasher. Bevel-edge stone worktops with inset induction hob & twin sink unit with fitted Quoker boiling tap. Ceiling spotlights. Dual aspect with uPVC double-glazed window to side and to rear. Breakfast bar

area. Extractor hood fitted above induction hob. Staircase leading to lower ground floor.

### HALF LANDING

5'10" narrowing to 3'0" x 9'2" (1.79m narrowing to 0.93m x 2.81m)

Doors leading to bathroom and bedroom 3. Steps leading to first floor landing.

### BATHROOM

7'3" narrowing to 4'8" x 9'1" narrowing to 5'4" (2.22m narrowing to 1.44m x 2.77m narrowing to 1.65)

Attractive matching suite of panelled bath with fitted shower over. Close coupled wc with hidden cistern. Wall-mounted wash-hand basin with fitted storage cupboards below. Gold heated towel rail. Part-tiled walls. Tiled floor. Extractor fan. Obscured uPVC double-glazed window to the side.

### BEDROOM THREE

11'1" x 7'8" (3.39m x 2.36)

uPVC double-glazed window to rear, overlooking the garden & distant views towards Central Park.

### FIRST FLOOR LANDING

12'4" x 5'10" (3.76m x 1.8m )

Picture rail. Access hatch to roof void. Doors leading off to bedrooms 2 & 1.

### BEDROOM TWO

11'10" x 11'0" (3.63m x 3.37m)

Picture rail. Ceiling rose. UPVC double-glazed window to rear with. Distant views towards Central Park.

### BEDROOM ONE

17'5" x 14'4" maximum (5.31m x 4.39m maximum)

uPVC double-glazed bay window to front & further uPVC window to the front. Picture rail. Covings. Ceiling rose.

## LOWER GROUND FLOOR

13'3" x 5'6" (4.05m x 1.69m )

Herringbone style flooring. Doors leading into cellar & bedroom 4/study & utility.

## BEDROOM FOUR/STUDY

10'9" x 10'2" (3.29m x 3.11m )

Ceiling spotlights. uPVC double-glazed window to rear.

## CELLAR

15'9" narrowing to 11'8" x 13'8" (4.81m narrowing to 3.58m x 4.18m )

Light & power available. Access to the electrical & gas metre.

## UTILITY

9'6" x 7'6" (2.92m x 2.29m)

Matching base units with positions for a tumble dryer & washing machine. Roll-edge work surface over. Inset sink unit with single drainer. Matching upstands. Wall-mounted Logic boiler concealed into a unit. Ceiling spotlights. Herringbone style flooring. Door to a shower room and inner hallway.

## SHOWER ROOM

7'5" x 5'10" (2.28m x 1.8m)

Attractive matching suites of twin walk-in shower with dual shower heads both rainfall & hand-held. Close coupled wc

with hidden cistern. Wash-hand basin with a vanity storage cupboard below. Part-tiled walls to dado height. Obscured uPVC double-glazed window to rear. Herringbone style flooring.

## HALLWAY

8'2" x 3'5" (2.5m x 1.06m )

Herringbone style engineered oak flooring. uPVC double-glazed window to side. uPVC double-glazed door opening out to the rear garden.

## EXTERNALLY

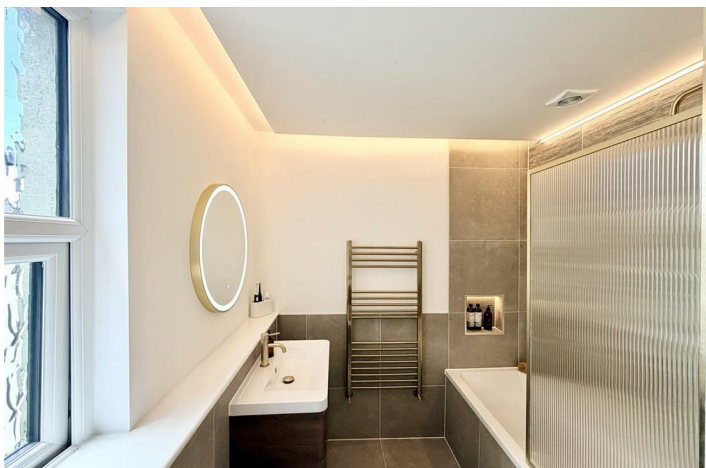
Enclosed garden with slate paved patio with inset ACO drain towards the rear boundary. Provides a nice space to entertain family & friends. Wooden gate gives access to the service lane.

## COUNCIL TAX

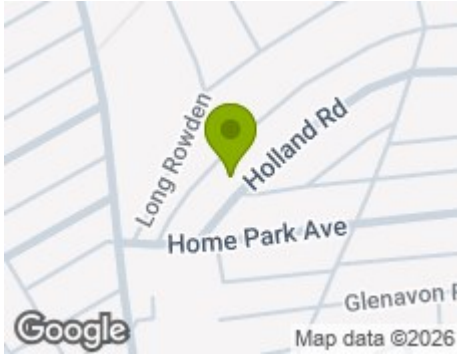
Plymouth City Council  
Council Tax Band: C

## SERVICES PLYMOUTH

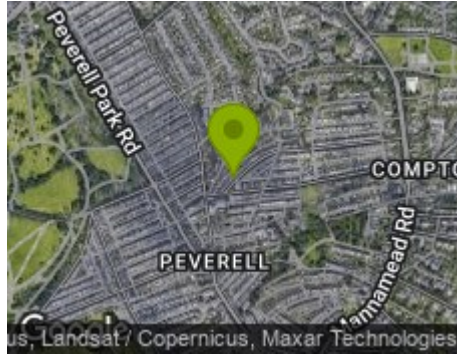
The property is connected to all the mains services: gas, electricity, water & drainage.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

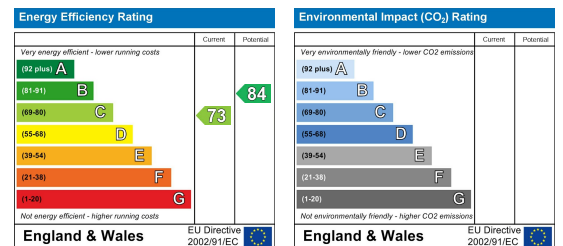


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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