Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

14 Lydford Park Road

Peverell, Plymouth, PL3 4LQ

Offers Over £240,000

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LYDFORD PARK ROAD, PEVERELL, PLYMOUTH, PL3 4LQ

SUMMARY

Period built mid-terraced house thought to date back to the early 1900's. The property has, over the last 4 years, been extensively upgraded, improved, refurbished & remodelled. Providing a comfortably appointed & welcoming family home, having the benefit of quality uPVC double-glazing, gas fired central heating & a new Ideal gas fired boiler. The well proportioned accommodation laid out over 3 storeys. The ground floor, now level throughout with a generous sized lounge set to the front, a good sized dining room running the width of the property & in the tenement, a new quality fitted integrated kitchen/breakfast room. At first floor level, 2 good sized double bedrooms & a well appointed family bathroom/wc. Staircase rises to the large 2nd floor loft room with eaves storage. Externally, a delightful & low maintenance walled rear courtyard garden.

LOCATION

Found in this popular & established residential area of Peverell with a good variety of local services & amenities close by in Peverell, Hyde Park & Mutley Plain. The position is convenient for access into the city & nearby connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

3'8 x 3'2 (1.12m x 0.97m)

Door to:

HALL

Openly connecting to the dining room.

LOUNGE

12'6 x 10'8 maximum (3.81m x 3.25m maximum)

Picture window to the front. Focal feature fireplace with wood burning stove, slate hearth & fitted shelves to the left. Archway into:

DINING ROOM

12'11 x 12'6 maximum (3.94m x 3.81m maximum)

Window to the rear. Storage cupboard to the right of the chimney breast. Staircase rises to the 1st floor. Useful under-stairs storage cupboard & drawer. Door of to:

KITCHEN/BREAKFAST ROOM

13'4 x 8'4 overall (4.06m x 2.54m overall)

Light & airy with 2 windows to the rear & side. Sliding patio-style door opening to the back. Modern fitted & integrated kitchen with a good range of cupboard & drawer storage. 1.5 bowl contemporary enamel sink unit with chrome mixer tap. Indesit automatic dishwasher. Neff 4 ring Shott ceran hob with splashback & illuminated extractor hood over. Dual oven/grill under.

WC

3'3 x 2'9 (0.99m x 0.84m)

White modern suite with close coupled wc & wash-hand basin.

UTILITY CUPBOARD

Wall-hung Ideal Logic Max gas fired boiler servicing the central heating & domestic hot water. Space for washing machine.

FIRST FLOOR

LANDING

BEDROOM ONE
14'8 x 11'5 (4.47m x 3.48m)
Picture window to the front. Built-in furniture with central dressing table & wardrobes to either side.

BEDROOM TWO
10'7 x 7'3 minimum (3.23m x 2.21m minimum)
Window to the rear. Door to staircase which rises to the 2nd floor.

BATHROOM
6'10 x 5'4 (2.08m x 1.63m)
Quality white modern suite. Comprising 'P-shaped' panelled bath with mixer tap, hand-held mixer & overhead douche spray. Wc. Wash-hand basin with drawers under.

SECOND FLOOR

LOFT ROOM
14'10 x 13' (4.52m x 3.96m)
2 velux windows to the front & rear, providing ample natural light. 6'10" head height in the centre of the room. 4 access hatches to useful eaves storage areas.

EXTERNALLY
To the rear, a paved area in the tenement section. Steps down to main garden, laid to artificial lawn. Pedestrian gate opening to the rear service lane. Clothes washing line.

COUNCIL TAX
Plymouth City Council
Council Tax Band: C

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

Road Map

Hybrid Map

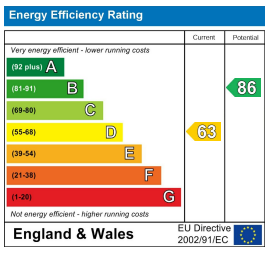
Terrain Map

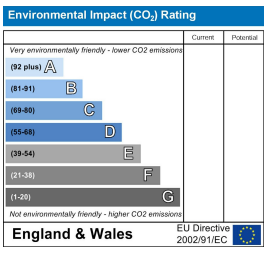
Floor Plan

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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