



3 Edgcumbe Park Road

Peverell, Plymouth, PL3 4NL

£300,000



A most well presented Edwardian built mid terraced house. The downstairs accommodation comprises entrance lobby, hall, lounge, dining room, kitchen, rear lobby/utility & wc. At first floor level a landing gives access to 3 bedrooms & a bathroom. Externally there is a mature front garden & long enclosed courtyard with a single garage.



EDGCUMBE PARK ROAD, PEVERELL, PLYMOUTH, PL3 4NL

LOCATION

Found in this prime, popular, residential area of Peverell with local services & amenities nearby. The position is convenient for access into the city & to Central park within 100 yards.

ACCOMMODATION

A most well presented Edwardian built (circa 1911) mid terraced house. Extensively upgraded & improved, characterful with period features & a host of modern conveniences. Central heating with Worcester boiler & uPVC double-glazing. Attractive & well stocked front garden with a path leading up to the timber front door. An entrance lobby opening into the hall with useful under-stairs storage cupboards & stairs rising to the first floor. A generous-sized lounge with box bay window & focal feature fireplace, impressive white marble surround & cast iron fireback. Timber floorboards which continue through a wide archway into the good-sized dining room overlooking the rear courtyard. A quality modern fitted integrated kitchen with work surfaces to both sides, 1.5 bowl sink unit with mixer tap & metro tiled splash-backs. There are plumbing & electrics for a dishwasher. On the opposite side a brick arch with Whirlpool 4 ring gas hob with illuminated extractor hood over & Indesit electric oven under & a separate fridge & freezer. A useful utility room/rear lobby with space & plumbing for a washing machine. A downstairs cloakroom/wc with a white wc & wash hand basin with wall mounted Worcester boiler servicing the central heating & domestic hot water.

At first floor level a landing giving access to 3 bedrooms, an impressive & spacious well appointed family bathroom with high vaulted ceiling & velux roof light. A suite comprising bath, separate shower, wc & wash hand basin.

Externally a front garden, walled rear courtyard & good-sized single garage.

ENTRANCE LOBBY

HALL

Under-stairs cupboard & staircase to first floor.

LOUNGE 16' x 13'3 maximum (4.88m x 4.04m maximum)

Fireplace & hearth. Archway to;

DINING ROOM 12'1 x 10'11 (3.68m x 3.33m)

KITCHEN 13'8 x 8'10 maximum (4.17m x 2.69m maximum)

REAR LOBBY/UTILITY 9'10 x 2'10 (3.00m x 0.86m)

Two velux double-glazed roof lights. Space & plumbing suitable for washing machine. Door to the rear courtyard & further door into;

WC 4' x 2'11 (1.22m x 0.89m)

White modern wc & wash hand basin. Wall mounted Worcester boiler servicing central heating & domestic hot water.

FIRST FLOOR

LANDING 16'4 x 5'9 overall minimum (4.98m x 1.75m overall minimum)

BEDROOM ONE 15'11 x 10'6 (4.85m x 3.20m)

Box bay window to the front.

BEDROOM TWO 12'3 x 11' maximum (3.73m x 3.35m maximum)

Window to the rear. Fireplace. Built-in wardrobe to one side & shelves to the other.

BEDROOM THREE 9' x 6'5 (2.74m x 1.96m)

Window to the front.

BATHROOM 9'2 x 8'9 overall (2.79m x 2.67m overall)

Impressive bathroom with high vaulted ceiling having velux double-glazed roof light. Quality white modern suite with separate large shower, bath, wc & wash hand basin.

EXTERNALLY

MATURE FRONT GARDENS

LONG ENCLOSED REAR COURTYARD

GARAGE 15'9 x 10'1 (4.80m x 3.07m)

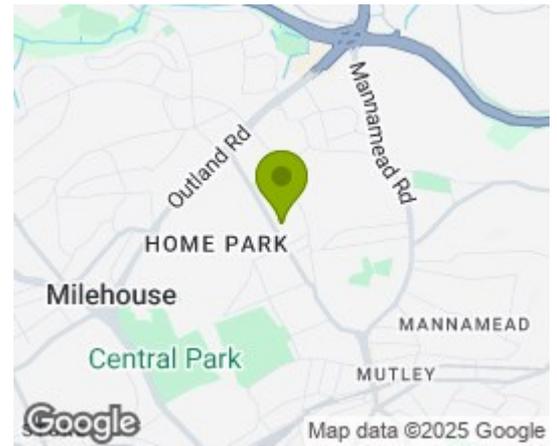
COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES PLYMOUTH

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

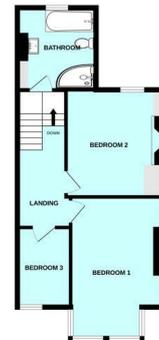
Area Map



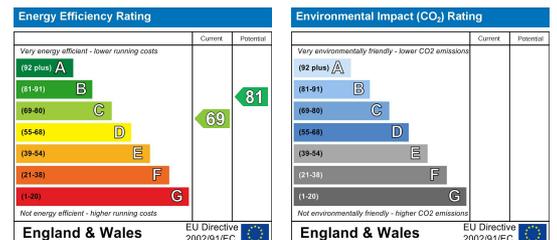
Floor Plans



1ST FLOOR
300 sq ft (274 sq m) approx.



Energy Efficiency Graph



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