



38 Trelorin Gardens

Peverell, Plymouth, PL3 4QD

Price Guide £420,000



38 Trelorrrin Gardens

Peverell, Plymouth, PL3 4QD

Price Guide £420,000



TRELORRRIN GARDENS, PEVERELL, PLYMOUTH, PL3 4QD

LOCATION

Set in Trelorrrin Gardens in this tucked away quiet position found close to Mutley Park & Thorn Park. Trelorrrin Gardens has its own private communal garden area with a good community here. Here bordering on Mannamead & Peverell with a good variety of local services & amenities to hand. The position is convenient for access into the city & close by connections to major routes in other directions.

THE PROPERTY

Spacious 4 storey mid-terrace town house built circa 2005 by the renowned local builder, Charles Church Homes. The property provides a most spacious & adaptable family home, finished with a quality specification having uPVC double-glazing & gas central heating with a high capacity hot water/heating system.

On the ground floor with an entrance lobby, hall, security alarm & fire alarm systems with useful storage cupboards. Front set room currently being used as a bedroom, utility room housing the Bosch tumble-dryer, downstairs cloakroom/wc & at the rear a quietly set large garden room with 2 sets of French doors overlooking & opening into the rear garden.

At first floor level, the main living accommodation including a large lounge/dining room, balcony to the front & across the rear a spacious modern fitted integrated kitchen/breakfast room. Including integrated appliances mainly Neff: dual oven/grill, 4 ring gas hob, dishwasher, H-wash 300 washing machine, sink unit & gas fired boiler servicing central heating & domestic hot

water.

At second floor level, 3 good-sized bedrooms, a large master bedroom having a built-in wardrobe & en-suite shower room with Villeroy Boch ceramics. A well appointed family bathroom/wc with Villeroy Boch ceramics. The airing cupboard houses the large capacity hot water tank.

At the third top floor level, a spacious 5th bedroom with built-in store rooms. Views from the front & rear.

The property has an enclosed private rear garden, low maintenance & small area frontage. Private parking space, immediately in front of the property. Close by visitor car parking spaces.

GROUND FLOOR

ENTRANCE LOBBY

HALL

21'8 x 6'10 (6.60m x 2.08m)

WC

5'6 x 3'1 (1.68m x 0.94m)

GARDEN ROOM

19'11 x 9'11 (6.07m x 3.02m)

UTILITY ROOM

12'4 x 5 (3.76m x 1.52m)

BEDROOM TWO

14'1 x 11'11 (4.29m x 3.63m)

FIRST FLOOR LANDING

LOUNGE/DINING ROOM

19'6 x 18'2 max (5.94m x 5.54m max)

BALCONY

KITCHEN/BREAKFAST ROOM

19'10 x 10 (6.05m x 3.05m)

SECOND FLOOR LANDING

Airing cupboard.

MASTER BEDROOM

16'4 x 9'1 (4.98m x 2.77m)

EN-SUITE SHOWER ROOM

11'11 x 3'7 (3.63m x 1.09m)

BEDROOM THREE

10'7 x 9'8 (3.23m x 2.95m)

BEDROOM FOUR

9'11 x 6'9 (3.02m x 2.06m)

BATHROOM

9'10 x 5'7 (3.00m x 1.70m)

THIRD FLOOR LANDING

BEDROOM FIVE

26'6 x 14'5 max (8.08m x 4.39m max)

STORE ONE

6'10 x 4'6 (2.08m x 1.37m)

STORE TWO

3'6 x 3 (1.07m x 0.91m)

COUNCIL TAX

Plymouth City Council

Council Tax Band: E

SERVICES

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

AGENTS NOTE

Charge of £550 p/a for maintenance of communal grounds/gardens etc.



Road Map



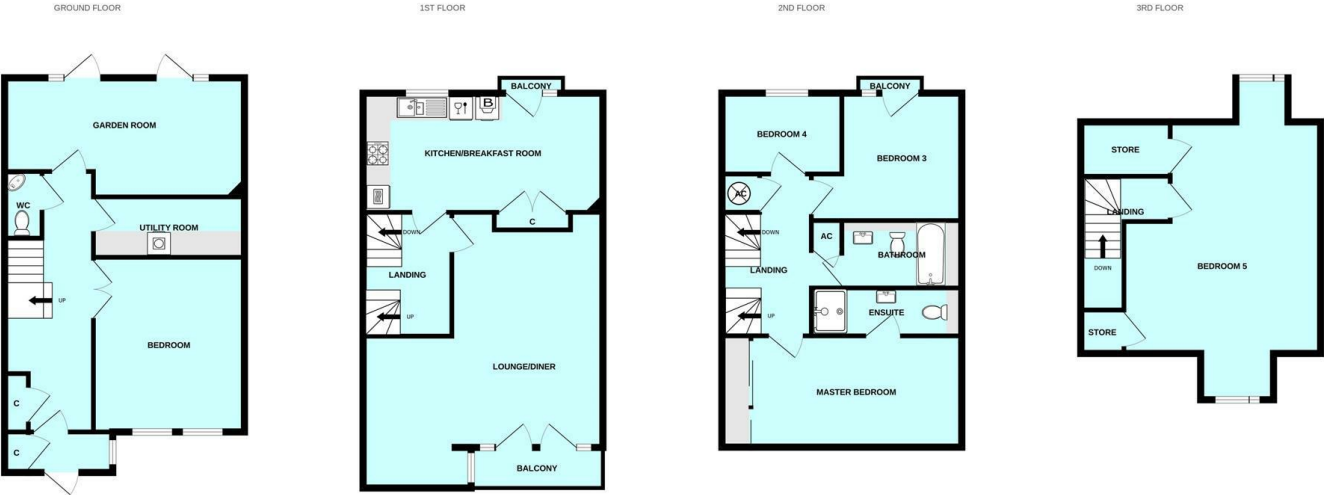
Hybrid Map



Terrain Map



Floor Plan

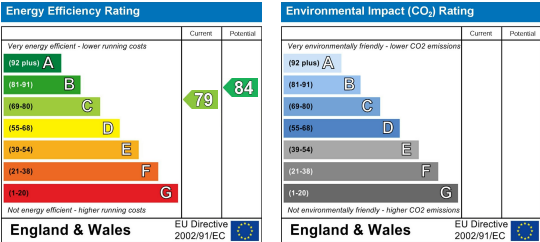


Made with Metropix ©2025

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.