



## 115 Glendower Road

Peverell, Plymouth, PL3 4LB

**£250,000**



Characterful period built mid-terraced house thought to be Edwardian circa 1910 & looked after well for many years. Upgraded & improved, now providing a comfortably appointed & well presented home. The accommodation laid out over 2 storeys & on the ground floor a porch, hall, good-sized front set lounge with fireplace, large dining room running with width of the property with french doors to the rear garden. In the tenements section a fitted kitchen. At first floor level a landing giving access to a large main master bedroom, a second bedroom & a well appointed family bathroom. The property stands on a rectangular shaped plot with small area frontage & to the rear a delightful enclosed walled garden with raised beds.



## GLENDOWER ROAD, PEVERELL, PLYMOUTH, PL3 4LB

### LOCATION

Found in this prime, popular, established residential area of Peverell. Set towards the end of this road, close to Central Park and backing onto the cemetery with a service lane in between. A good variety of local services and amenities found close by.

### ACCOMMODATION

A doors opens into a hall with centrally set staircase rising to the first floor. Cozy front set lounge with fireplace, generous-sized dining room running across the width of the property & with french doors opening into the rear garden. A fireplace and gas laid on. In the tenement section a kitchen which houses the regularly serviced boiler, which services the domestic hot water & central heating. At first floor level a landing with roof light & light well providing ample light to the landing. Access to good-sized double bedroom, a large master bedroom to the front with built-in storage on 1 side, a second good-sized bedroom & a well appointed family bathroom/wc.

The property stands on a rectangular shaped plot with small area frontage & to the rear a delightful southerly-facing charming walled garden with raised beds. Enjoying day long sunshine. Laid out & low maintenance.

### PORCH

### HALL

**LOUNGE 12'6 x 11'3 (3.81m x 3.43m )**

**DINING ROOM 13'9 x 11'3 floor area (4.19m x 3.43m floor area)**

**KITCHEN 11'4 x 7'11 (3.45m x 2.41m)**

**FIRST FLOOR LANDING 9'8 x 5'6 (2.95m x 1.68m)**

**BEDROOM ONE 13'1 x 12'10 max floor area, plus 2 deep built in (3.99m x 3.91m max floor area, plus 0.61m deep built)**

**BEDROOM TWO 12'8 x 7'10 max (3.86m x 2.39m max)**

**BATHROOM 8'7 x 7'1 (2.62m x 2.16m)**

**GARDEN 40 x 15 max overall (12.19m x 4.57m max overall)**

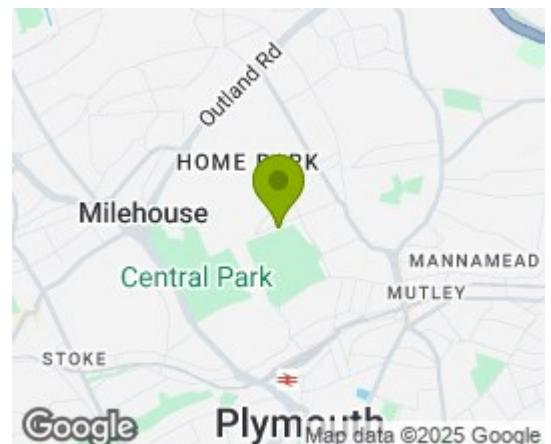
### COUNCIL TAX

Plymouth City Council  
Council Tax Band:

### SERVICES

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

### Area Map



### Floor Plans

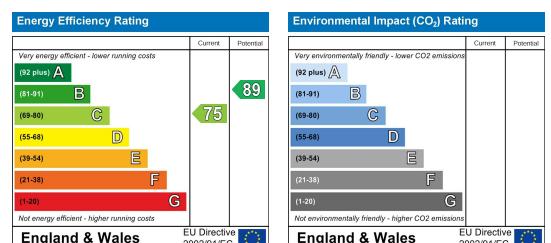


GROUND FLOOR



1ST FLOOR

### Energy Efficiency Graph



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