



196 Peverell Park Road

Peverell, Plymouth, PL3 4QE

£350,000



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PEVERELL PARK ROAD, PEVERELL, PLYMOUTH, PL3 4QE

THE PROPERTY

A substantial two storey end of terrace house understood to have been built in the 1930's. The property looked after, maintained and improved and having the benefit of double glazing and gas fired central heating. Having a comfortable and homely feel offering flexibility of layout and usage. The accommodation on the ground floor with porch, hall, useful downstairs WC, a room to the side currently used as a fourth bedroom but could be used as a study, a bay fronted room at the front presently used as a spacious dining room with period fireplace and working fire but could equally be used as a lounge. Double sliding doors from here into the lounge with window to the rear and wood burning stove. To the rear, a good size light and airy kitchen with hardwood work surfaces, good storage and housing the Ideal gas fired boiler which services the central heating and hot water.

At first floor level, three bedrooms and a shower room/WC.

The property stands on a generous size rectangular shape plot with front garden with impressive palm tree. The rear courtyard garden with side access gate, low maintenance with decked area, paved stone pathways, a small store and at the end, two very useful garages, one relatively large with high roll up door which will allow parking of a VW Transporter.

LOCATION

Set in this prime established residential area of Peverell, lying opposite the allotments and close to Central Park, with a good variety of local services and amenities to hand.

ACCOMMODATION

uPVC double glazed french style doors open into:

GROUND FLOOR

ENTRANCE LOBBY

5'5 x 2'8 (1.65m x 0.81m)

Tiled floor. Panelled part glazed door into:

HALL

High ceiling with ceiling rose. Staircase with carpeted treads, timber newel post and banister rises and turns to the first floor. Useful under stairs storage cupboard.

WC

Modern suite with close coupled WC and wash hand basin with tiled splash back.

BEDROOM FOUR

8'11 x 6'10 (2.72m x 2.08m)

Window to the side.

DINING ROOM

16'2 x 12'11 max (4.93m x 3.94m max)

Bay window to the front elevation. Feature period fireplace with timber mantel piece, cast iron fireback and hearth. Timber boarded floor. Picture rail. Ceiling rose. Wide arch with double sliding doors into:

LOUNGE

13'3 x 11'6 (4.04m x 3.51m)

Window overlooking the rear. Coved ceiling with ceiling rose. Picture rail. Freestanding stove standing on slate hearth. Built in period cupboard and drawers to the left hand side of the chimney breast. Door to the hall and door into:

KITCHEN

12'1 x 11'11 (3.68m x 3.63m)

Light and airy with windows to the side and to the rear overlooking the back garden and a PVC double glazed side entrance door. Hardwood work surfaces. Tiled splash backs. Inset stainless steel sink. Flavel range style cooker with dual ovens and variable size gas rings, splash back and illuminated

extractor hood over. Spaces suitable for white goods. Cupboard housing the Ideal gas fired boiler which services the central heating and domestic hot water.

FIRST FLOOR

LANDING

Window to the side.

BEDROOM ONE

16'4 x 11'6 max, 10'6 floor area (4.98m x 3.51m max, 3.20m floor area)

Bay window to the front looking out to the allotments. Picture rail. Built in wardrobes to either side of the chimney breast. Timber boarded floor.

BEDROOM TWO

13'2 x 9'7 (4.01m x 2.92m)

Window overlooking the rear. Built in cupboards to either side of the chimney breast. Picture rail.

BEDROOM THREE

9'1 x 6'11 (2.77m x 2.11m)

Window to the front with similar view to bedroom one.

SHOWER ROOM

Widows to the side and rear. White suite with Savoy pedestal

wash hand basin with tiled splash back and illuminated mirror over, high flush WC with chrome fittings. Tiled shower with Realm thermostatic control, handheld mixer and overhead douche spray. Tiled splash backs.

EXTERNALLY

Set back from the street and pavement by a low maintenance front garden featuring an impressive palm. To the rear, a walled courtyard garden to the rear of which stands two garages.

GARAGE ONE

18'7 x 10' (5.66m x 3.05m)

Remote control roll up door. Window to the side and rear. Power and lighting. Doorway to:

GARAGE TWO

19' x 19'1 (5.79m x 5.82m)

Roll up door. Overhead storage area.

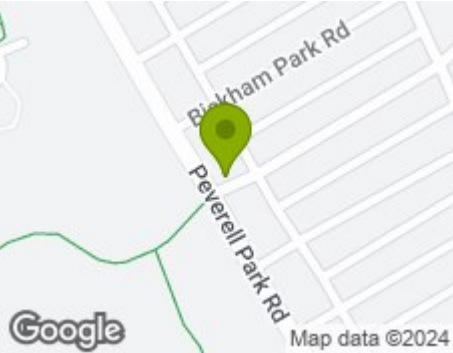
AGENTS NOTE

Tenure - Freehold.

Plymouth City Council - Band C.



Road Map



Hybrid Map



Terrain Map



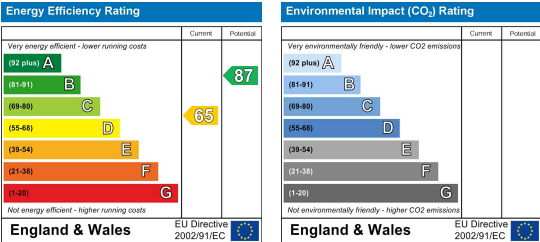
Floor Plan



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



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.