

## 8 Fairfield Avenue

Peverell, Plymouth, PL2 3QF

£250,000



A well proportioned late Edwardian semi detached house with new double-glazing & gas/electric heating. The accommodation comprises a lounge, separate dining room, fitted kitchen, conservatory, 2 double bedrooms, potential to create 3, new fitted bathroom & spacious second floor loft room. There is a low maintenance walled rear courtyard, cellar/store & useful workshop/utility.



FAIRFIELD AVENUE, PEVERELL, PLYMOUTH, PL2 3QF

## ACCOMMODATION

### STORM PORCH

uPVC part double-glazed front door into porch.

### PORCH 4'1" x 3'3" (1.24m x 0.99m)

Door into hall. Coat hooks. Door to;

### HALL

Coved ceiling with arch, corbels & light point. Staircase with carved & turned newel post, timber banister rail rises & turns to the first floor. Under-stairs storage cupboard. New radiator. Picture & dado rails.

### LOUNGE 15'11" x 12'2" maximum (4.85m x 3.71m maximum)

Decorative coved ceiling. Picture rail. Re-built chimney breast with new fireplace, marble surround, hearth & new log burning stove. Wide box bay window to the front with new sash style uPVC double-glazing & fitted shutters.

### DINING ROOM 13" x 9'9" (3.96m x 2.97m )

Fireplace with new white marble surround & cast iron fire back. uPVC double-glazed window to the rear.

### KITCHEN 12" x 10'6" (3.66m x 3.20m )

Fitted kitchen with a good range of cupboard & drawer storage set in wall & base units. Roll edge work surfaces with tiled splash-backs, inset stainless steel sink, integrated appliances to include fridge & separate freezer. A Canon Oakley stove with extractor hood over. Cupboard housing the Biasi gas fired boiler servicing the central heating & domestic hot water. Window & double glazed back door into the conservatory.

### CONSERVATORY 8'9" x 6'8" approximately (2.67m x 2.03m approximately)

Double glazed windows on all sides & double-glazed roof. Tiled floor & walls. Door to the rear garden.

## FIRST FLOOR

### LANDING

High level double-glazed window to the rear. On the half landing a door into the bathroom. Staircase rises to the second floor.

### BATHROOM

New white suite comprising twin grip panelled bath with mixer tap, shower attachment & tiled splash-backs. Pedestal wash hand basin with cupboard under & close coupled wc. A separate glazed shower with Metro tiles & new Triton thermostatic shower. Access to tenement roof space. Patterned obscure uPVC double-glazed window to the rear.

### BEDROOM ONE 16" x 15'11" maximum (4.88m x 4.85m maximum)

Three mirror fronted doors to built-in wardrobe. Wide box bay window to the front with new uPVC double-glazed sash style windows. Further new window to the front. Picture rail.

### BEDROOM TWO 13'1" x 9'8" (3.99m x 2.95m)

New uPVC double-glazed window to the rear with long views.

## SECOND FLOOR

Velux double-glazed roof light over the stairs.

### LOFT ROOM 15'11" x 14'11" overall (4.85m x 4.55m overall)

Velux double glazed roof light to the rear with long views across the city & towards the sea in the distance. Power & lighting laid on. Pine clad walls & ceiling. Exposed roof timbers.

## OUTSIDE

Low maintenance small front area. Pedestrian door opens into a path leading through to the enclosed low maintenance back garden. Laid to paving slabs & with wall & fence boundaries. Clothes washing line. Access hatch to small cellar area with upgraded electrics.

### WORKSHOP/UTILITY ROOM 11'5" x 6'1" (3.48m x 1.85m)

Substantial construction with uPVC double-glazed window & double-glazed door. Power & lighting. Work surface with space & plumbing suitable for automatic washing & tumble dryer.

## 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

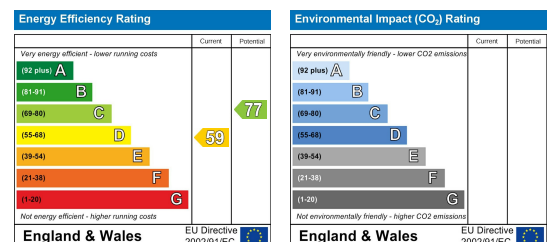


## Floor Plans



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## Energy Efficiency Graph



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