



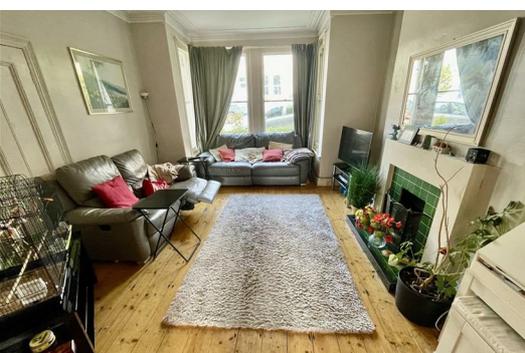
## 20 Endsleigh Park Road

Peverell, Plymouth, PL3 4NH

£240,000



A period built 2 storey mid-terraced house set in this popular tree lined street. Gas fired central heating. Well proportioned accommodation with an entrance lobby, spacious hall, good-sized front set lounge with fireplace, dining room & kitchen on the ground floor. At first floor level a landing giving access to 3 bedrooms, 2 being large doubles & a bathroom/wc. A front garden & generous-sized enclosed rear courtyard garden with 3 outside storage sheds. A gate gives access to the rear service lane.



## ENDSLEIGH PARK ROAD, PEVERELL, PLYMOUTH, PL3 4NH

### LOCATION

Found in this popular street within the sought after residential area of Peverell. Close to Central Park & with a good variety of local services & amenities found nearby in Peverell & Hyde Park. The position convenient for easy access into city & nearby connection to major routes in other directions.

### ACCOMMODATION

Storm porch panelled, part-glazed door into;

### GROUND FLOOR

#### ENTRANCE LOBBY 3'8 x 3'7 (1.12m x 1.09m)

Dado rail with panelling under. Panelled part-glazed door into;

#### HALL 3'8 widening to 7'2 in part (1.12m widening to 2.18m in part)

Good storage area. Staircase rises to the first floor. Under-stairs storage cupboards.

#### LOUNGE 16' x 12'7 (4.88m x 3.84m)

Window to the front. Fireplace with tiled back & hearth. Arch & doors into;

#### DINING ROOM 15'2 x 9'5 (4.62m x 2.87m)

Window to the rear. Ceiling rose. Built-in period storage unit to the left hand side of the chimney breast. Doorway to;

#### KITCHEN 7'11 x 7'2 (2.41m x 2.18m)

Panelled part-glazed stable style door to the rear with adjoining window. Fitted with a range of cupboard & drawer storage. Roll edge work-surfaces. Metro tiled splash-backs. 1.5 bowl sink unit. 4 ring gas hob. Electric oven. Space for an upright fridge/freezer. Wall mounted Ideal Logic gas fired boiler servicing the central heating & domestic hot water.

### FIRST FLOOR

### LANDING

#### BEDROOM ONE 16' x 11'4 max (4.88m x 3.45m max)

Box bay window to the front elevation. Coved ceiling. Chimney breast with built-in cupboard to the right.

#### BEDROOM TWO 15'2 x 9'6 max (4.62m x 2.90m max)

Window to the rear. Chimney breast with built-in cupboard to the left.

#### BEDROOM THREE 9'2 x 5'5 (2.79m x 1.65m)

Window to the front.

#### BATHROOM 7'2 x 5'6 (2.18m x 1.68m)

Obscured glazed-window to the rear. White suite with wc, pedestal wash hand basin & panelled bath with mixer tap & wall mounted shower attachment. Tiled splash-backs.

### EXTERNALLY

### FRONT GARDEN

### WALLED ENCLOSED COURTYARD REAR GARDEN

Low maintenance with 3 storage sheds on 1 side. Gate to the rear service lane.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

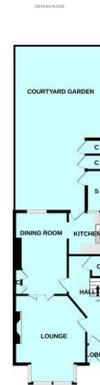
### SERVICES

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

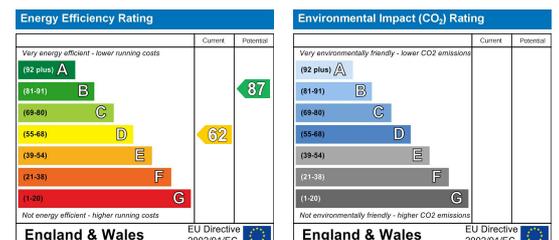
## Area Map



## Floor Plans



## 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.