



## 43 Chestnut Road

Peverell, Plymouth, PL3 5UE

£350,000

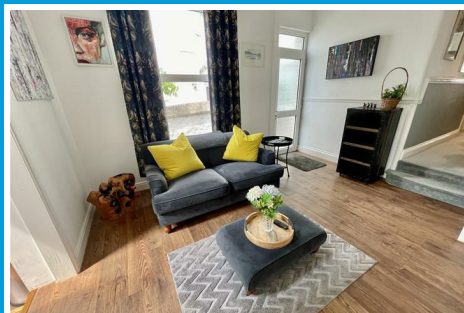
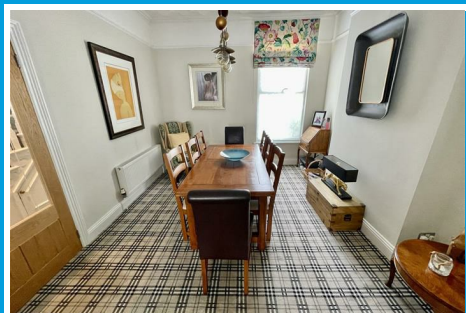




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## CHESTNUT ROAD, PEVERELL, PLYMOUTH, PL3 5UE

### SUMMARY

A substantial period built house arranged over 3 storeys & dating back to the Edwardian period circa 1903. The property well maintained, improved & upgraded over the years, providing a comfortably appointed, spacious & adaptable family home. Improvements have included a renewed breakfast room 3 years ago, renewed kitchen/tenement roof & bathroom about 10 years ago. uPVC double-glazed with some new windows at the rear. Worcester gas fired boiler servicing the central heating & domestic hot water, annual serviced & around 10 years old. In tenement section the roof over the kitchen renewed 10-12 years ago. Excellent additional accommodation at second floor level which does not have the benefit of building regulations or planning approval. Providing a spacious loft & room & 2 additional store rooms accessed by a permanent staircase. Externally with delightful well kept gardens, low maintenance enclosed to the front & south westerly facing walled enjoying good privacy at the rear. Off-street parking within the curtilage at the rear.

### LOCATION

Found in this popular, residential area of Peverell bordering on Hartley with a good variety of local services & amenities to hand. The position convenient for access into the city.

### ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

13'1"3'3" x 9'10"36'1" (4'1 x 3'11)

#### RECEPTION HALL

Staircase to first floor.

#### LOUNGE

16'10 x 13'5 maximum (5.13m x 4.09m maximum)

Archway to;

#### DINING ROOM

13' x 11'8 (3.96m x 3.56m)

#### BREAKFAST/SITTING ROOM

13'2 x 11'7 maximum (4.01m x 3.53m maximum)

#### KITCHEN

12'1 x 9'5 (3.68m x 2.87m)

Modern fitted with Quisine master range style cooker & Indesit automatic dishwasher.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

16'10 x 10'11 maximum (5.13m x 3.33m maximum)

#### BEDROOM TWO

11'9 x 10' maximum (3.58m x 3.05m maximum)

### BEDROOM THREE

13'4 x 6'11 (4.06m x 2.11m)

### FAMILY BATHROOM

11' x 8'9 maximum floor area (3.35m x 2.67m maximum floor area)

Kidney shaped bath, separate shower, wc & wash hand basin. A cupboard housing the Worcester gas boiler servicing the central heating & domestic hot water.

### WC

5'8 x 3'11 (1.73m x 1.19m)

Wash hand basin & wc.

### SECOND FLOOR

### LANDING

### LOFT ROOM

16'9 x 9' (5.11m x 2.74m)

### STORE ROOM ONE

8'10 x 5'6 (2.69m x 1.68m)

### STORE ROOM TWO

8'7 x 7'11 overall (2.62m x 2.41m overall)

### EXTERNALLY

A delightful low maintenance front garden. Enclosed walled rear courtyard garden. Parking within the curtilage.

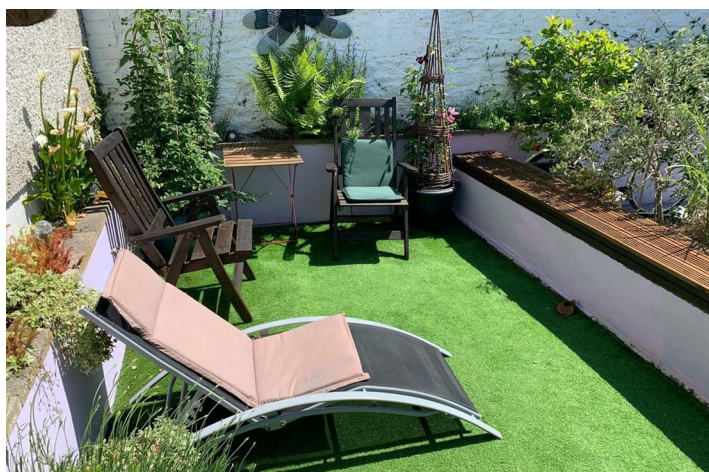
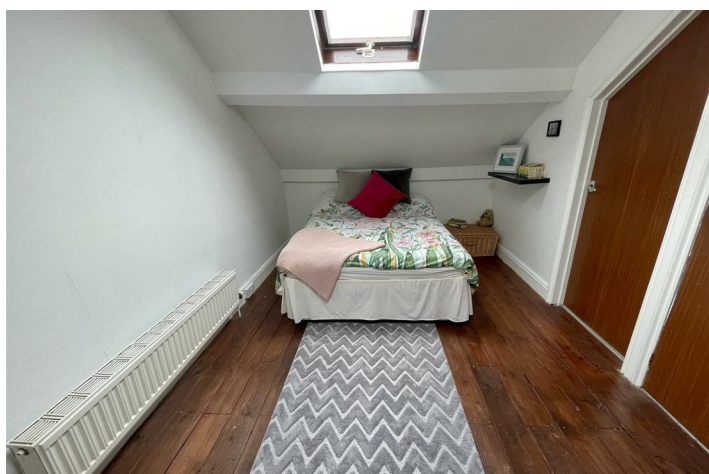
### COUNCIL TAX

Plymouth City Council

Council Tax Band: C

### SERVICES PLYMOUTH

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





Road Map



Hybrid Map



Terrain Map



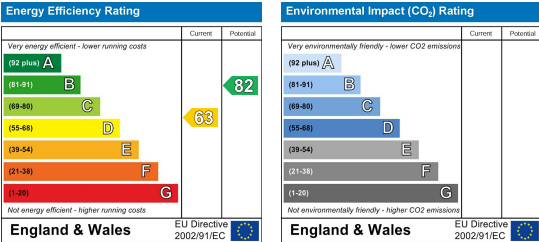
Floor Plan



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



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