



## 10 Elphinstone Road

Peverell, Plymouth, PL2 3QQ

**Offers Over £210,000**



A period mid-terraced property in Peverell being sold vacant with no onward chain. The accommodation briefly comprises a porch, entrance hall, lounge, dining room, porch, kitchen, utility, 2 bedrooms & a bathroom. Externally there is a section of front garden, enclosed rear garden and garage.



ELPHINSTONE ROAD, PEVERELL, PLYMOUTH, PL2 3QQ

ACCOMMODATION

Entrance via a composite front door with obscured glazed panels opens into the porch.

PORCH 3'5" x 3'0" (1.05m x 0.93m)

Wood panelling to dado height with inset decorative tiles. Wooden door with stainless steel leaded light window which opens into the entrance hall.

ENTRANCE HALL 18'8" x 3'0" widening to 5'1" (5.71m x 0.93m widening to 1.56m)

Doors leading to the lounge, dining room & the kitchen. Staircase rises to the first floor landing with under-stairs storage cupboards. Wall mounted night storage heater.

LOUNGE 15'4" x 11'4" into the bay (4.68m x 3.46m into the bay)

Feature fireplace with tiled hearth mantle & surround. Inset glass fronted fire. Picture rail. Covings. Aluminium single-glazed bay windows to the front.

DINING ROOM 11'6" x 9'3" maximum (3.51m x 2.82m maximum)

Fitted storage cupboard to one chimney breast recess with glazed display unit above. Picture rail. Covings. Twin single-glazed doors open to a porch.

PORCH 5'3" x 4'8" (1.62m x 1.43m)

Decorative tiled floor. Plastic corrugated roof over. Wooden obscured glazed door leading out to the rear garden with single-glazed panels on either side.

KITCHEN 11'4" x 8'10" (3.47m x 2.71m )

Matching base & wall mounted units to include space for a cooker & fridge. Roll edge laminate work surfaces have inset stainless steel sink unit with mixer tap. Tiled splash-back. Aluminium single-glazed unit to the side. Wooden door with glazed panels opens into the utility.

UTILITY 7'9" x 4'9" (2.38m x 1.47m )

Plumbing for a washing machine. Space for an upright fridge/freezer. Wooden single-glazed window to the rear. Aluminium obscured double-glazed door opens out to the rear garden.

HALF LANDING

Door opens to the bathroom. Staircase leads up to the first floor landing.

BATHROOM 8'10" x 7'9" maximum (2.71m x 2.38m maximum)

Matching suite of panelled bath with electric Creda shower over, close coupled wc, pedestal wash hand basin. Fitted shelved storage cupboard which houses the hot water cylinder. Access hatch to roof void. Obscured aluminium double-glazed window to the rear.

FIRST FLOOR LANDING

Doors to bedrooms 1 & 2. Access hatch to roof void.

BEDROOM ONE 14'11" x 12'4" plus the bay (4.55m x 3.76m plus the bay)

Feature fireplace with tiled hearth, cast iron inset with decorative tiling. Aluminium single-glazed bay window & window to the front. Picture rail.

BEDROOM TWO 11'9" x 9'6" (3.6m x 2.9m)

Two shelves to one wall. Aluminium double-glazed window to the rear overlooking the garden.

OUTSIDE

The property is approached via a decorative tiled path with a couple of steps leading up to the front door, bordered on one side by a section of front garden laid to chippings.

GARDEN

The the rear is an enclosed garden which is laid for ease of maintenance with a paved patio seating area & a couple of raised flower beds. A courtesy path leading down to the garage. A courtesy door into the garage. A wooden gate gives access to the service lane.

GARAGE 17'4" x 9'4" (5.29m x 2.87m)

uPVC obscured double-glazed door to the side. Electric roller door. uPVC double-glazed window to the rear of the garage.

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.

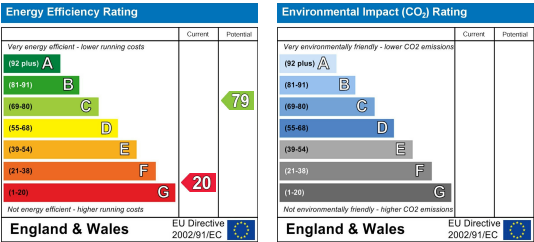
Area Map



Floor Plans



Energy Efficiency Graph



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