



4 Watts Park Road

Peverell, Plymouth, PL2 3NN

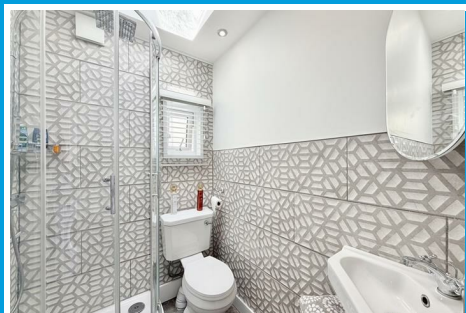
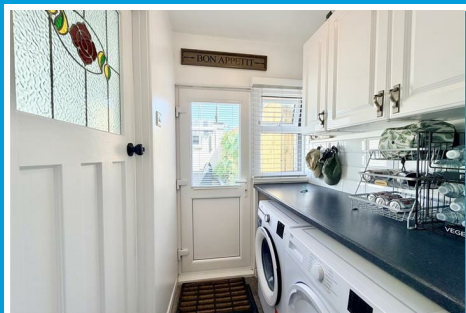
£325,000



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WATTS PARK ROAD, PEVERELL, PLYMOUTH, PL2 3NN

SUMMARY

The property is understood to have been built circa 1920/30s. The current owners have undertaken a major program of updating, improvement & refurbishment to bring the property up to its present high standard. Renewed central heating including a boiler & radiators, replaced about 4 years ago, replacement double-glazing, replaced 8-9 years ago. Comprehensively redecorated & refurbished including a new bathroom, kitchen fittings & shower room. On the ground floor, an entrance lobby, hall, a front-set lounge, a good sized dining room, a modern-fitted integrated kitchen, a useful utility room & shower room.

At 1st floor level, 3 bedrooms, 2 being large doubles & a most spacious & well-appointed modern fitted bathroom/wc.

A staircase rises to the 2nd floor loft room with 2 velux style double glazed windows, a useable space.

Externally, delightful & well maintained gardens to the front. To the rear, landscaped, low-maintenance & laid out for alfresco entertaining & enjoyment. To the rear there is a 1.5 width garage with sun canopy extending over the garden. The garage having excellent access to the rear on the T-junction of the service lane is at the back.

LOCATION

Found in this popular established residential area of Peverell, with a good variety of local services, amenities & 2 local schools to hand. The position is convenient for access into the city & close-by connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

3'11 x 3'2 (1.19m x 0.97m)

HALL

Staircase rising to the 1st floor. Under-stairs cupboard houses the mains electric & gas meter consumer unit.

LOUNGE

15'5 x 12'6 (4.70m x 3.81m)

Bay window to the front. Fireplace with new wood burning stove.

DINING ROOM

12'2 x 10'3 (3.71m x 3.12m)

French door opening to the rear. Open fireplace.

KITCHEN

10'9 x 10'2 maximum (3.28m x 3.10m maximum)

Window to the side. Fitted around 3 years ago. Good range of cupboard & drawer storage. 1.5 bowl sink unit with mixer tap. Cookmaster range-style cooker. Upright fridge/freezer.

UTILITY ROOM

5' x 4'5 (1.52m x 1.35m)

Window & door into the back garden. Work surface. Fitted cupboards. Spaces under & plumbing suitable for washing machine & tumble dryer.

SHOWER ROOM

5'8 x 4'6 (1.73m x 1.37m)

2 windows. Velux style window. Modern white suite with wall-hung wash-hand basin. Close coupled wc. Corner shower with overhead douche spray & hand-held mixer. Corner wall-hung wash-hand basin.

Tel: 01752 664125

FIRST FLOOR

LANDING

Staircase rises to the 2nd floor loft room.

BEDROOM ONE

15'4 x 11'2 maximum (4.67m x 3.40m maximum)

Wide bay window to the front.

BEDROOM TWO

12'8 x 12'2 maximum (3.86m x 3.71m maximum)

Window to the rear.

BEDROOM THREE

9'8 x 4'7 (2.95m x 1.40m)

Window to the front.

BATHROOM

10'2 x 7'8 maximum (3.10m x 2.34m maximum)

Windows to the side & rear. Quality white modern suite. Claw foot bath with mixer tap & hand-held shower. Wc. Wash-hand basin.

SECOND FLOOR

LOFT ROOM

15'10 x 16'2 maximum (4.83m x 4.93m maximum)

2 velux-style double-glazed roof lights. Sloping ceiling. Power & lighting. Carpeted floor.

EXTERNALLY

Delightful & well-kept front garden. To the rear, a landscaped, low-maintenance & level back garden. Enjoying good privacy with wall & fence boundaries. Great for alfresco entertaining with a sun canopy off the garage.

GARAGE

18'1 x 12'6 (5.51m x 3.81m)

Mains electric power & lighting separate consumer unit. Up-&-over door to the rear service lane.

COUNCIL TAX

Plymouth City Council

Council Tax Band: B

SERVICES

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



Road Map



Hybrid Map



Terrain Map



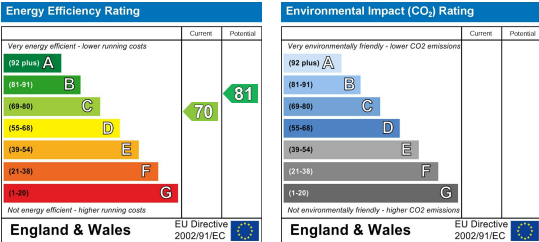
Floor Plan



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



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.