

**Guide Price £395,000**



**19 Berrow Park Road, Peverell, Plymouth, PL3 5PZ**

**WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333**



## FULL DESCRIPTION

Lawson are delighted to bring to market this beautifully appointed 1930s semi-detached family home, situated in a highly desirable and convenient location—just a short walk from excellent schools and regular transport links. The property has been sympathetically renovated throughout, blending original period features with modern living. A PVCu double glazed front door opens into a welcoming entrance hall with carpeted stairs rising to the first-floor landing. Original features such as the stained glass window, polished handrail, painted newel posts and spindles, moulded ceiling, and stripped wooden flooring set the tone for the character throughout the home. The sitting room features stripped wood flooring, a characterful fireplace with wooden surround and tiled hearth, a large bay window to the front, moulded ceiling, and picture rail. Sliding doors lead into the dining room, which benefits from a spacious bay window to the rear offering panoramic views across the garden, Plymouth city, Cornwall, and Plymouth Sound. This room also includes a further fireplace with a wooden mantel and tiled hearth, original recessed cupboards, and stripped wood flooring. Bedroom four is a good sized single room and includes a window to the rear, an original door and stripped wooden flooring.

From the main hallway, stairs descend to the lower ground floor where you'll find a stunning open-plan kitchen, living, and family room—an ideal space for everyday living and entertaining. The kitchen is fitted with a stylish range of base and eye-level units, oak worktops, a ceramic sink with brass mixer tap, attractive glass-tiled splashbacks, an electric oven, hob, and extractor canopy. There is space for an American-style fridge/freezer, plumbing for a washing machine, and a wall-mounted combination boiler. A large oak breakfast bar separates the kitchen from the rest of the space. Porcelain tiles step down into the living area, which features oak flooring, bi-folding doors opening onto the rear garden, inset spotlights, a TV point, and a side window. A convenient cloakroom is also located on this level, fitted with a wash hand basin, low-level WC, and a window to the side.

Returning to the ground floor, carpeted stairs ascend to a bright first-floor landing with a side window and access to the loft.

Bedroom one is a spacious double with a large bay window to the rear that offers far-reaching views across Central Park, the city, and Plymouth Sound. This room also features a picture rail and original stripped door. Bedroom two is another generous double with a front-facing bay window, built-in storage cupboard, picture rail, and moulded ceiling. Bedroom three is a good -sized single room with a front-facing window and picture rail.

The family bathroom has been fitted to a high standard with a white three-piece suite comprising a double-ended bath with drench shower over, a wash hand basin, low-level WC, tiled splashbacks, extractor fan, inset spotlights, tiled flooring, and a black heated towel rail.

Externally, the front of the property is accessed via a wrought iron gate that opens into a low-maintenance gravel garden with a mature holly tree and steps leading to the front door. To the side, a shared driveway and gate provide access to the rear garden. The rear garden is a particular highlight of the home, enjoying a sunny south-westerly aspect. It has been beautifully landscaped to include a large natural stone patio with sleeper-edged borders, steps down to an area of artificial lawn, raised flower and shrub beds, a mature magnolia tree, and a small storage shed.

The property benefits from gas-fired central heating, uPVC double glazing, a recently replaced roof, and is offered to the market with no onward chain.

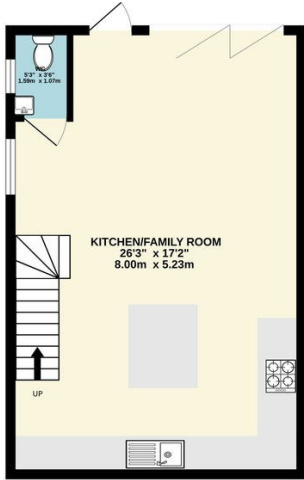
## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL, FTTC and FTTP.

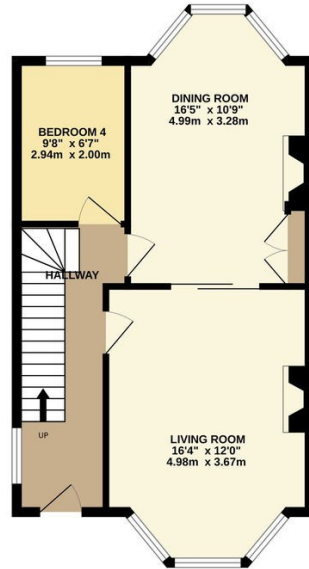


# FLOOR PLAN

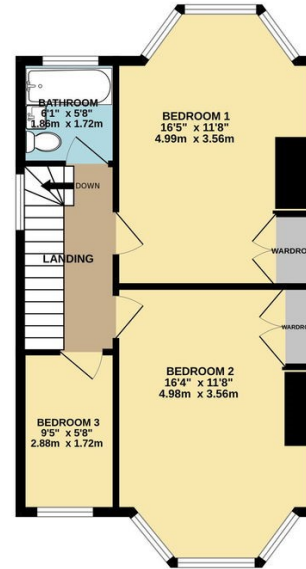
**BASEMENT**  
450 sq.ft. (41.8 sq.m.) approx.



**GROUND FLOOR**  
489 sq.ft. (45.4 sq.m.) approx.



**1ST FLOOR**  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

## SERVICES

Mains water, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2,067.04 (by internet enquiry with Plymouth City Council). These details are subject to change

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2025.

## BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

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