



34 Gifford Place, Peverell, Plymouth, Devon, PL3 4JA





# Price £200,000

Lang Town and Country are delighted to offer this freehold, shop premises, with a two-bedroom apartment and garage, located in a prime residential area of Plymouth.

The property is in the ever-popular Peverell area of Plymouth, close to Central Park, Mutley Plain and approximately two miles from Plymouth's vibrant City Centre.

The accommodation comprises a ground floor shop area, currently being used as a Hairdressers, with a kitchen area, W.C and office / storeroom. There is an additional storeroom, kitchen and W.C with its own separate access from the side of the building.

The first-floor apartment has its own separate entrance leading to the fully fitted kitchen with access to the inner hallway. The bathroom is well appointed with a panelled bath with shower over, wash hand basin and W.C. There spacious living room which has a focal fireplace and access via an internal lobby to the two generous bedrooms.

Externally there is a small courtyard and access to a garage.

An early viewing is essential to appreciate this versatile property in a great location.



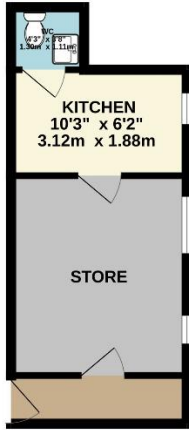
To view this property call Lang Town & Country Estate Agents on **01752 256000**

[www.langtownandcountry.com](http://www.langtownandcountry.com)

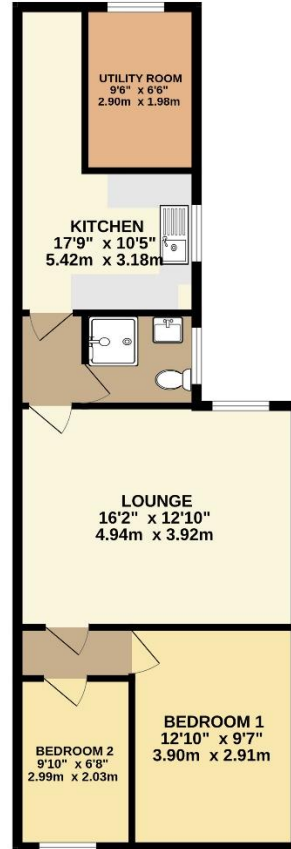




GROUND FLOOR  
229 sq.ft. (21.0 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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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Lang Town & Country  
6 Mannamead Road  
Plymouth  
PL4 7AA

Tel: 01752 256000

Email: [property@langtownandcountry.com](mailto:property@langtownandcountry.com)

[www.langtownandcountry.com](http://www.langtownandcountry.com)

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