



21 Holland Road, Peverell, Plymouth, Devon, PL3 4PQ

# Guide Price £395,000

Situated on the very fringe of Mannamead, is this beautiful Edwardian townhouse, which has been tastefully renovated by the current owners, and blends classic period features with contemporary living sublimely. It has had a full rewire and replumb, and everything in the property is completely new, perfectly suited for someone to move straight in. The excellent range of local facilities include nearby Plymouth College, Hyde Park Primary School, Henders Corner Shopping Parade with easy access to both Mutley Plain and the City Centre some three miles distant.

The property has been meticulously modernised with great care having been taken to retain many of the period characteristics including coved ceiling, ceiling roses, picture rails and a feature wood burner. The accommodation comprises, on the entrance floor, of an entrance hallway, with wonderful Herringbone flooring, a sitting room with wood burning feature fireplace. There is a separate dining room, that looks over the rear garden and beyond over central park. The heart of the home is the lavish kitchen/breakfast room, with solid stone countertops, induction hob and breakfast bar.

On the upper floor there are three bedrooms, all are double bedrooms, the largest of which runs full width of the property. They share a chic family bathroom, that oozes classiness. The property benefits from a lower ground level, that has a cellar storage area, a further bedroom, a utility room, and a further shower room at the rear.

The garden is laid to patio, and offers potential for off-road parking, if one chose to.

Do not miss the opportunity to view this home.

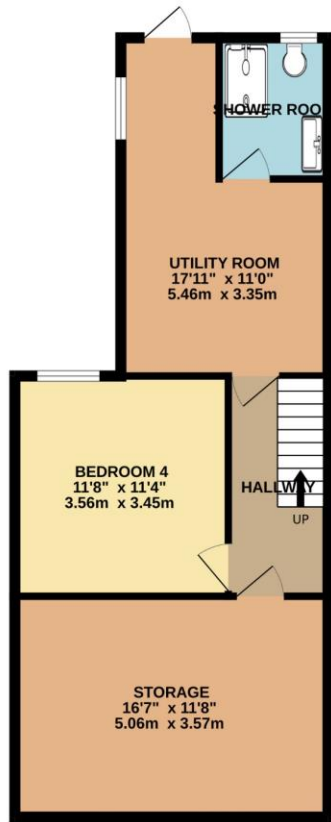
**AGENTS NOTE:** An internal inspection of this beautifully presented period home can be most strongly recommended.



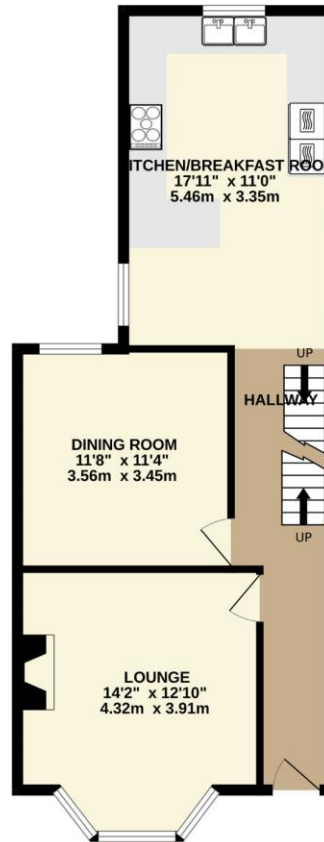
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



BASEMENT  
585 sq.ft. (54.3 sq.m.) approx.



GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1780 sq.ft. (165.4 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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