



13 Belair Road, Peverell, Plymouth, Devon, PL2 3QH

£260,000



Nestled in the sought-after area of Peverell, this charming period property offers a rare opportunity to acquire a spacious family home with no onward chain. Previously a lucrative rental, the property is brimming with potential, providing the perfect canvas for those looking to put their own stamp on a character-filled residence.

Situated just a stone's throw from Central Park and within walking distance to Milehouse Park and Ride and the Plymouth Life Centre, the location is ideal for those seeking convenience. The vibrant community atmosphere and proximity to local amenities make this an appealing choice for families and professionals alike.

Upon entering through the porch and welcoming hallway, you are greeted by an impressive living room that boasts generous proportions, with a large bay window allowing natural light to flood the space and intricate ceiling mouldings. The dining room provides ample room for entertaining, seamlessly flowing through to the well-appointed kitchen at the rear of the property. The kitchen features practical layout elements and plenty of counter space, perfect for culinary creativity along with space for additional white goods.

The first floor accommodates three well-proportioned bedrooms, each thoughtfully designed to maximize space and comfort. A modern family bathroom completes this level, featuring contemporary fittings and a neutral aesthetic. Ascending to the second floor, the loft conversion reveals a spacious and versatile fourth bedroom with dual aspect windows, eaves storage cupboards and en-suite facilities, making it a private retreat within the home.

Externally, the property benefits from a low-maintenance rear courtyard laid with artificial grass, ideal for outdoor relaxation or alfresco dining. With a little imagination and updating, this home has the potential to be transformed into a truly remarkable family abode.

Viewings are highly recommended to fully appreciate the size, character, and location of this exceptional period property.



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



GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.8 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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Lang Town & Country
6 Mannamead road
Mannamead
Plymouth
PL4 7AA

Tel: 01752 256000

Email: property@langtownandcountry.com

www.langtownandcountry.com

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