



12 Langhill Road, Peverell, Plymouth, Devon, PL3 4JH

Guide Price £350,000

This beautifully updated semi-detached home on Langhill Road in Peverell combines period character with modern comfort throughout.

A smart resin driveway leads to the welcoming porch and hallway, setting the tone for the stylish and well-maintained interior. The front lounge features a lovely bay window that floods the space with natural light, while the adjoining dining room provides an ideal setting for family gatherings or entertaining. The modern kitchen has been thoughtfully designed for both practicality and style, with wood countertops and access to the garden. The downstairs is complemented by a newly fitted ground-floor WC. Upstairs, there are three tastefully decorated bedrooms, all finished with new carpets and a light, contemporary feel. The bathroom has been beautifully updated to include a luxurious roll-top bath and modern fittings, offering a calm and elegant space to unwind.

A fully boarded loft provides excellent additional storage or potential for future conversion, subject to the necessary consents.

Outside, the garden has been attractively landscaped to provide a private and low-maintenance outdoor retreat. It features a paved patio area, an artificial lawn, and a raised rear terrace with access to a useful garden outbuilding, perfect for storage, hobbies, or a small workshop.

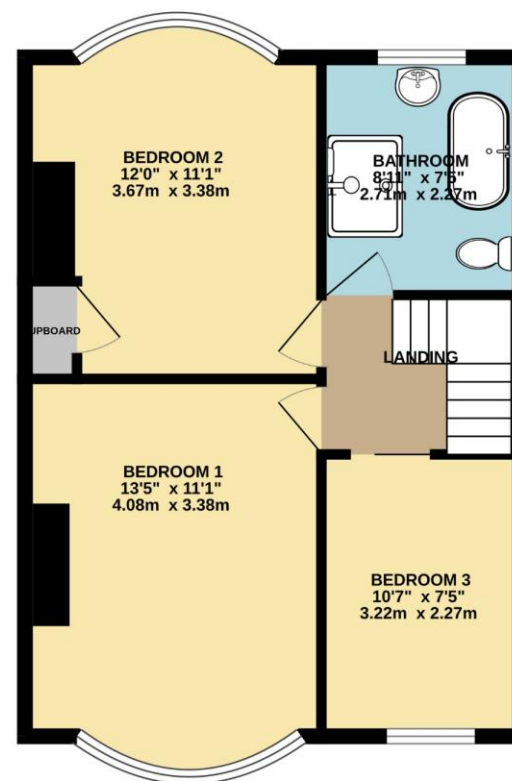
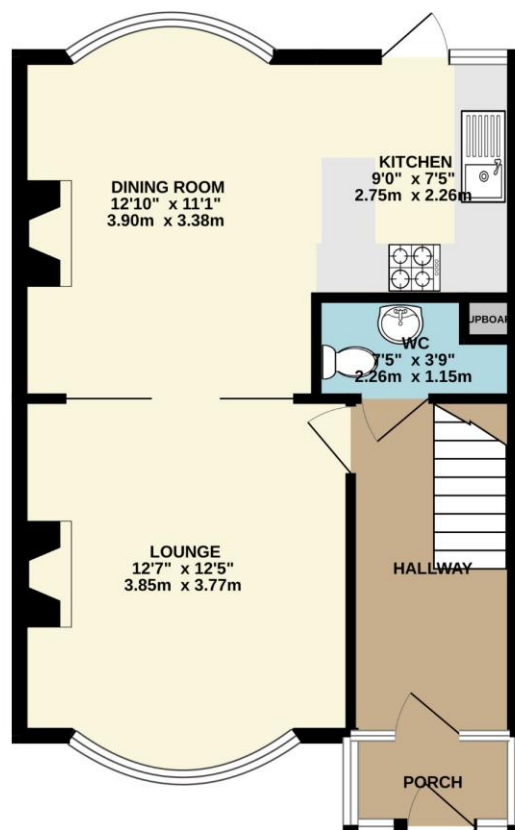
To the side, there is practical space for bike storage and a convenient side access leading to the driveway.

Located in the ever-popular Peverell area, this home enjoys a wonderful community atmosphere and is just a short stroll from Plymouth's Central Park, offering open green spaces, walking routes, and leisure facilities. The area is also well served by excellent local schools, independent shops, cafés, and easy transport links into the city centre. With its perfect balance of period charm, modern updates, and superb location, this property is an ideal home for families and professionals alike.



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





TOTAL FLOOR AREA: 994 sq.ft. (92.4 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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