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£240,000 FREEHOLD

3 bedroomed period property, no onward chain, 2 reception rooms, fitted kitchen/breakfast room, enclosed courtyard garden, sought-after location

MEREDITH ROAD, PEVERELL, PLYMOUTH



PROPERTY DETAILS

Presented to the market with no onward chain is this 3 bedroomed period property, located in the sought-after residential area of Peverell. The location of the property is just a stone's throw to Central Park, Plymouth Life Centre, Home Park and just a short drive to the City Centre. This property would make a fantastic family home with plenty of storage and good sized rooms on offer or even as an investment opportunity!

The accommodation comprises of entrance vestibule, spacious entrance hall, bay fronted lounge with bricked feature fireplace, dining room with ample storage, fitted kitchen/breakfast room, 3 bedrooms (2 doubles and 1 single), a large 4-piece bathroom suite and an enclosed rear courtyard. Other benefits include UPVC double glazing and gas central heating.

COUNCIL TAX BAND – B
EPC - D

Original tiled steps leading to a canopied entrance. Wooden front door to;

ENTRANCE VESTIBULE

Half glazed wooden door to;

ENTRANCE HALL

Radiator, stairs to first floor with storage cupboards under, doors lead off the entrance hall providing access to all ground floor rooms.

LOUNGE

14' into bay x 12'1 (4.26m x 3.68m)

Picture rails, radiator, UPVC double glazed square bay window to front elevation, bricked feature fireplace with inset open grate, wooden sliding doors to;

DINING ROOM

12'1 x 9'11 (3.68m x 3.02m)

UPVC double glazed window to rear elevation, alcove fitted storage cupboards.

KITCHEN/BREAKFAST ROOM

14'5 x 10' (4.39m x 3.05m)

Fitted kitchen with a range of wood effect base and eye level units, grey mottled effect worktops, fitted single oven and gas hob with tiled splashback, stainless steel extractor over, space for washing machine, space for tumble dryer, tiled flooring, wall mounted boiler providing hot water and central heating, UPVC double glazed window to side elevation, door to courtyard.

FIRST FLOOR

HALF LANDING

Door to;

BATHROOM

10' x 9'5 (3.05m x 2.87m)

White 4-piece bathroom suite comprising panelled bath, white wash hand basin with white wooden vanity unit under, low level WC, quadrant shower enclosure with wall mounted shower, fully tiled walls, vinyl flooring, obscure UPVC double glazed window to rear elevation, radiator.

MAIN LANDING

Fitted storage cupboard. Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

15'1 into bay x 9'1 (4.59m x 2.77m)

Picture rails, alcove fitted storage cupboards, radiator, UPVC double glazed square bay window to front elevation.

BEDROOM TWO

12' x 10' (3.65m x 3.05m)

Picture rails, panelled radiator, alcove fitted storage cupboards, UPVC double glazed window to rear elevation.

BEDROOM THREE

8'8 x 5'2 (2.64m x 1.57m)

Picture rails, radiator, UPVC double glazed window to front elevation.

OUTSIDE

To the rear of the property is an enclosed courtyard garden, useful storage shed and a wooden gate providing access to the rear service lane.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

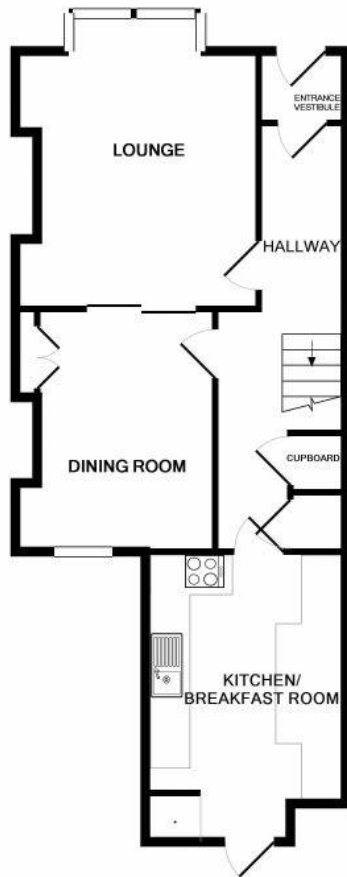
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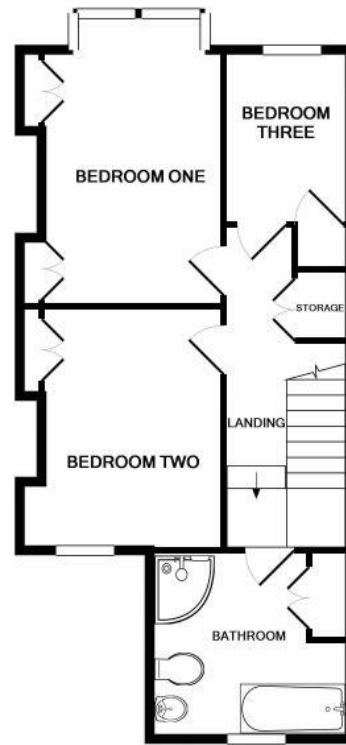
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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 504 SQ.FT.
(46.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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