



St Georges Avenue, Peverell, Plymouth

OIRO £200,000 - £210,000



Key Features

- Situated in Peverell
- Three bedrooms
- Mid-terraced family home
- Easy access to A38 & City Centre
- Freehold
- EPC rating D
- Council tax band B
- Freehold





This well-loved family home is offered to the market with no onward chain and is located within Peverell, perfectly located within walking distance to local amenities such as primary and secondary schools, shops and doctors. As well as being on the doorstep of Central Park.

Entering the property into the entrance hallway, you have access to all rooms on the ground floor. The living room is to the front aspect of the property and benefits from a feature fireplace with mantle and bay window. Flowing on from the living room, you have access to the dining room with plenty of space for dining room furniture.

Located to the rear aspect of the property, the kitchen would benefit from a freshen up. Matching upper and base units with matching drawers. Free standing oven with gas hob over. Inset sink with mixer tap and drainer. The kitchen is finished with beige tiles to splash back areas and tiled flooring.

Stairs lead to the upper landing of the property where there is access to all three bedrooms, family bathroom and separate W/C.

Both bedroom one and two are good-sized doubles with room for plenty of furniture and large UPVC windows allow a lot of natural light to flow through. The third bedroom is a good sized single and is ideal for an office space or cot room. Again, this bedroom benefits from a lot of natural light.

The family bathroom comprises of corner fitted bath tub, a large walk in shower which runs from

the boiler, riser rail and temperature control. Sliding door. Matching hand basin with pedestal and single hot and cold taps. Finished with blue fitted tiles to the lower level of the walls. Fitted storage cupboard, the boiler is fitted here.

Conveniently, the W/C is separate to the family bathroom and is situated to the room beside. Wooden panelled to the lower level and low-level cistern with flush.

Externally, boasting an enclosed south-facing rear courtyard which is paved and has plenty of room for garden furniture. There is also a cellar for storage space which has working power that can function as a utility area. Access to the rear garden is sought via the kitchen and also side alley and gate.

The property is gas central heated via a Viessmann gas boiler which is located in the bathroom. Wall mounted radiators to each room.

General cosmetic decoration would be beneficial throughout.

The property currently has a tenant in situ and earns an annual rental market rent figure of £9,600, there is room to increase. The property can be sold with the tenant or with vacant possession. In which case, notice will be served to the tenant once a sale has been agreed and solicitors have been instructed.

Tenure: Freehold
Council tax band - B
EPC Rating – D





Disclaimer

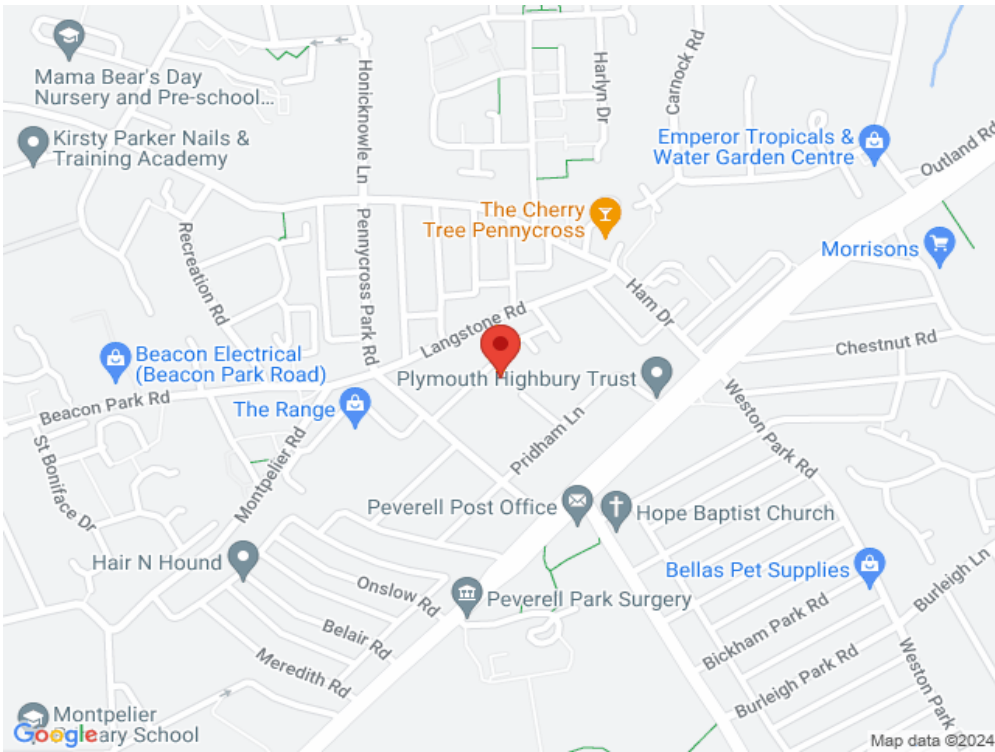
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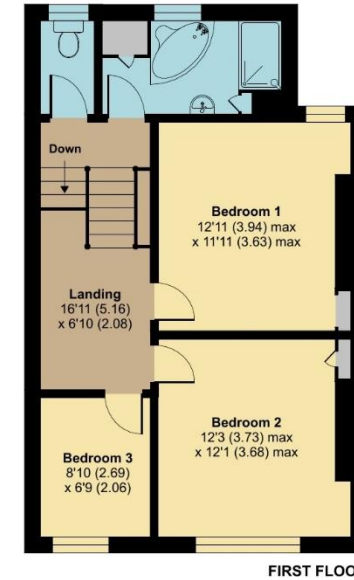
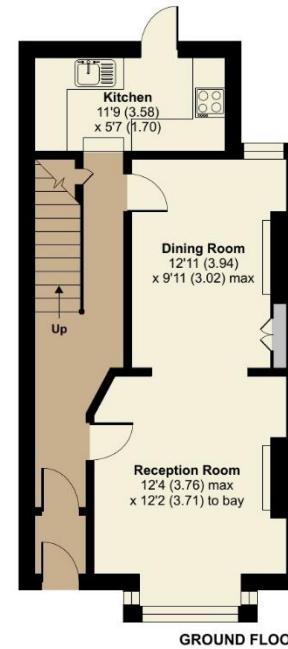






St Georges Avenue, Plymouth, PL2

Approximate Area = 1086 sq ft / 100.9 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Northwood. REF: 1094587

