

66 Weston Park Road

Peverell, Plymouth, PL3 4NW

Offers Over £230,000



A lovely semi detached family home sitting in an elevated position with a fabulous landscaped rear garden. The accommodation comprises porch, entrance hall, lounge/diner, kitchen, three bedrooms with the master having an attached WC, utility shed and Summer house. No chain. This property is non standard construction - if raising mortgage finance, please consult your mortgage lender before requesting a viewing.



WESTON PARK ROAD, PEVERELL, PL3 4NW

ACCOMMODATION

Entrance via a composite front door with obscure glazed panels opens up into the entrance porch.

ENTRANCE PORCH 4'3" x 3'1" (1.31m x 0.94m)

Herringbone style wood flooring. Square arch opens up into the entrance hall.

ENTRANCE HALL 5'7" x 12'4" (1.72m x 3.76m)

Wall mounted meter cupboard. Staircase rising to the first floor landing with under stairs storage cupboard which houses the Ideal Logic boiler. Door opening up into the bathroom and square archway opening up to the lounge/diner.

LOUNGE/DINER 16'8" x 11'8" into the bay (5.09m x 3.58m into the bay)

Glass fronted living flame gas fire in a wood burner style inset into the chimney breast with space for a television above. Fitted shelves to both chimney breast recesses with storage cupboards under. uPVC double glazed bay window to the front. Herringbone style wood flooring. Square arch opening up into the kitchen.

KITCHEN 11'10" x 5'11" (3.61m x 1.82m)

Attractive base and wall mounted units in a dual colour configuration with integrated dishwasher, oven and fridge freezer. Curved edge work tops having inset four ring gas hob with a filter hood over and inset sink unit with a mixer tap. Tiled floor. uPVC double glazed window to the rear overlooking the garden and uPVC double glazed door opening up out to the rear garden.

BATHROOM 7'7" x 5'8" (2.32m x 1.74m)

Attractive white suite with 'L' shape bath with waterfall tap and fitted shower over, wash hand basin inset into vanity storage cupboards below with pull out drawers and close coupled WC. White brick style tiles. Part tiled walls. Obscure uPVC double glazed window to the rear. Decorative tiled floor.

FIRST FLOOR LANDING

Obscure uPVC double glazed window to the side. Access hatch to roof void. Doors leading off through to the bedrooms.

BEDROOM ONE 12'8" x 9'2" (3.86m x 2.79m)

Fitted wardrobes running along one wall with hanging rails and shelving. Further recess for a wardrobe. uPVC double glazed window to the front. Door opening up to a WC.

WC 4'11" x 4'11" (1.52m x 1.5m)

Close coupled WC and wall mounted wash hand basin with tiled splash back. Obscure uPVC double glazed window to the front.

BEDROOM TWO 10'9" x 8'8" (3.28m x 2.65m)

Fitted wardrobes with shelving and pull out drawers and pull out drawers and pull out drawers. Obscure uPVC double glazed window to the rear overlooking the rear.

BEDROOM THREE 8'5" x 7'7" (2.59m x 2.32m)

uPVC double glazed window to the rear overlooking the garden.

EXTERNALLY

The property is approached via a wrought iron gate giving access to some steps leading up to the front door. Bordered on both sides by a couple of terraces, one laid to stone chippings, the second laid to soil and the third with lawn. A gate gives access to the rear garden. To the rear, is an enclosed garden with a paved path running alongside the rear and side of the property to a Summer house. Door opening up to a utility room. A couple of steps lead up to the main garden. A beautiful landscaped garden with a mixture of flower and shrub borders with raised resin path circum navigating it with composite decks leading up towards a shed and also an inset trampoline and a composite decked seating area towards the rear boundary where there stands a wood greenhouse half finished.

SUMMER HOUSE 12'9" x 6'5" (3.9 x 1.98m)

UTILITY SHED 6'5" x 3'6" (1.97m x 1.08m)

Plumbing for washing machine and power for a tumble dryer.

AGENT'S NOTE

Tenure - Freehold.

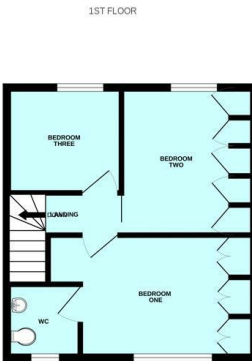
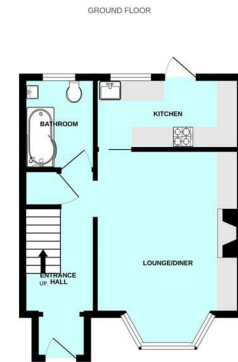
Plymouth City Council tax - Band B.

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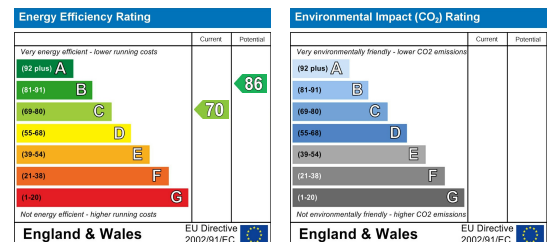
Area Map



Floor Plans



Energy Efficiency Graph



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