



21 Brean Down Road

Peverell, Plymouth, PL3 5PU

Offers In Excess Of £325,000



21 Brean Down Road

Peverell, Plymouth, PL3 5PU

Offers In Excess Of £325,000



BREAN DOWN ROAD, PEVERELL, PL3 5PU

THE PROPERTY

Well presented semi detached house built circa.1932, restored and refurbished and retaining a variety of characterful and period features such as pine floorboards, quarry stone floor and bakelite furniture. These complemented by modern conveniences. A characterful and welcoming comfortably appointed home. Double glazing and central heating. With renewed gutters, soffits and fascias. The double glazing replaced in the past. The roof is finished in a high quality french slate Hardwood front porch, spacious reception hall, good size lounge with wood burning stove, spacious open plan kitchen/dining room with handcrafted units and Vaillant boiler servicing the central heating and domestic hot water. Utility area and downstairs WC. To the first floor, three bedrooms, two being good size doubles and a well appointed family bathroom/WC. A rectangular shape plot with front garden, long side lean-to garage/workshop and mature enclosed rear garden.

LOCATION

Set in this popular street on the higher side of Peverell, bordering on Hartley and with a good variety of local services and amenities nearby. The position is convenient for access into the city and close by connections to major routes in other directions.

ACCOMMODATION

STORM PORCH

Glazed panelled front door with leaded glazed light and leaded windows to either side into:

GROUND FLOOR

HALL

14'3 x 6'1 (4.34m x 1.85m)

Leaded stained glass window to the side. Picture and dado rails. Staircase with carpeted treads rises to the first floor. Under stairs storage area with shelving housing the mains gas meter. timber boarded floor.

LOUNGE

16'2 x 12'4 max (4.93m x 3.76m max)

Wide curved bay window to the front with some long views. Coved ceiling. Picture rail. Focal feature fireplace with delabole slate hearth and fitted Stovax wood burning stove. Sliding pine panelled doors to:

KITCHEN/DINING ROOM

18'8 x 13'8 overall (5.69m x 4.17m overall)

Two windows to the side and french doors overlooking and opening to the rear garden. Dining area with tiled fireplace and hearth. Picture rail. Timber boarded floor. Handcrafted kitchen units with double bowl contemporary enamel style sink unit with chrome mixer tap. Metro tiled splash backs. Spaces suitable for fridge and freezer. Smeg range cooker. Cupboard housing the gas fired Vaillant boiler servicing the central heating and domestic hot water with Google Nest thermostatic control. Panelled door to:

REAR LOBBY/UTILITY

Double glazed door to the rear garden. Space and plumbing suitable for automatic washing machine. Door to:

WC

Window to the rear. Close coupled WC and wall hung wash hand basin.

FIRST FLOOR

LANDING

Window to the side. Access hatch to the loft. Smoke detector.

BEDROOM ONE

16'11 x 11'5 max (5.16m x 3.48m max)

Wide curved bay window to the front with far reaching views looking towards Plymouth Sound, western approaches and Cornwall in the distance. Coved ceiling. Picture rail. Attractive focal feature period fireplace with timber surround, tiled fireplace and hearth.

BEDROOM TWO

13'11 x 12'1 (4.24m x 3.68m)

uPVC double glazed picture window overlooking the back garden. Picture rail. Two ceiling light points. Focal feature period fireplace with timber surround, tiled fireback and hearth and fitted cupboard to the right.

BEDROOM THREE

9'11 x 7' (3.02m x 2.13m)

Window to the front with long views. Picture rail.

BATHROOM

Obscure glazed window to the rear. White suite including Ideal vanity wash hand basin with chrome

mixer tap and cupboard under, WC and 'P' shaped panelled bath with separate taps and thermostatic shower over incorporating overhead douche spray and handheld mixer. Heated mirror. Programmable heated floor. Chrome towel radiator.

EXTERNALLY

A stepped path leads up to the front door. Set back from the street and pavement by a front garden with a mature, productive cherry tree and a variety of ornamental bushes and shrubs. A drive gives access to a lean to garage/store to the side. To the rear, an attractive, mature, enclosed, relatively private lawned back garden with patio area next to the property. The garden with ornamental bushes and shrubs. Garden shed at the end.

LEAN TO GARAGE/STORE

29'5 x 6'4 (8.97m x 1.93m)

Polycarbonate roof covering. White epoxy floor. Door to the front and double doors to the back garden. Power laid on.

AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band C.



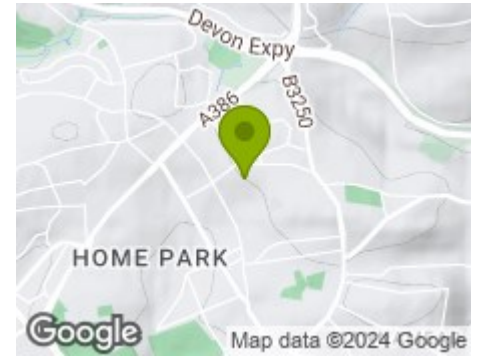
Road Map



Hybrid Map



Terrain Map



Floor Plan

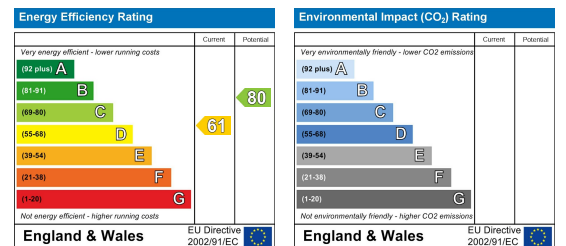


Made with Metropix ©2024

Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.