



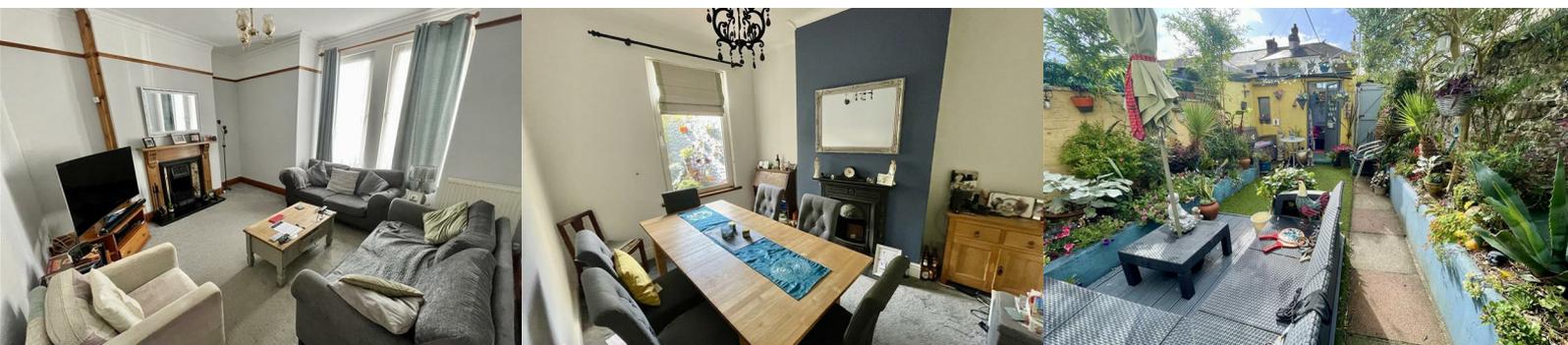
## 23 Rowden Street

Peverell, Plymouth, PL3 4NY

£270,000



A well presented, period built, end of terrace family home set in the sought after area of Peverell. Well proportioned accommodation including two good size reception rooms, a fitted kitchen, three double bedrooms & a generous size family bathroom/WC. Delightful Mediterranean style, low maintenance rear courtyard garden.



## ROWDEN STREET, PEVERELL, PL3 4NY

### LOCATION

Set tucked away at the end of the cul de sac in the popular and established residential area of Peverell with a number of local services and amenities found nearby including those on Hyde park, on Mutley Plain and in Peverell itself. With convenient access into the city and close by connections to major routes in other directions.

### ACCOMMODATION

PVC part double glazed door with window over into:

### GROUND FLOOR

#### ENTRANCE LOBBY 3'5 x 3'1 (1.04m x 0.94m)

Dado rail with panelling under. Panelled part glazed door into:

#### HALL

Dado rail. Staircase with carpeted treads, timber newel post and rails rises and turns to the first floor.

#### LOUNGE 14'3 x 15'6 max (4.34m x 4.72m max)

Window to the front. Focal feature fireplace with timber surround, cast iron fireback, tiled hearth and coal effect gas fire.

#### DINING ROOM 12'1 x 10'8 max (3.68m x 3.25m max)

Window overlooking the rear. Coved ceiling with ceiling rose. Focal feature period style fireplace.

#### KITCHEN 14'6 x 8'4 max (4.42m x 2.54m max)

Light and airy with windows to the rear and french doors opening to the rear. Fitted with a range of cupboard and drawer storage set in wall and base units, roll edge work surfaces, tiled splash backs, stainless steel sink with chrome mixer tap and four ring variable size gas hob with electric oven under. Wall mounted Ideal Combi c30 gas fired boiler servicing the central heating and domestic hot water. Space and plumbing suitable for an automatic washing machine and space suitable for an upright fridge/freezer.

### FIRST FLOOR

#### LANDING

Access hatch to the loft. Two built in storage cupboards.

#### BEDROOM ONE 12'2 x 10'10 max (3.71m x 3.30m max)

Window to the rear. Coved ceiling. Ceiling rose.

#### BEDROOM TWO 10'6 x 9'7 max (3.20m x 2.92m max)

Window to the front.

#### BEDROOM THREE 14'4 x 9'1 max (4.37m x 2.77m max)

Window to the front.

#### BATHROOM

Obscure glazed windows to the rear and side. White suite with close coupled WC, panelled bath, pedestal wash hand basin, separate shower with thermostatic shower control including handheld mixer and overhead douche spray. Radiator with towel rail. Storage cupboard.

### EXTERNALLY

A small area of frontage. To the rear, an enclosed south westerly facing courtyard garden, low maintenance with paving, artificial lawn, decked seating terrace, raised borders to the side containing a variety of ornamental specimen bushes, shrubs and plants. Washing line. Outside water tap. A pedestrian gate provides rear access and at the end stands a useful store.

### AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band B.

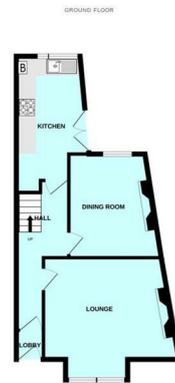
Mains electricity, gas, drainage and water.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

