



## 36 Weston Park Road

Peverell, Plymouth, PL3 4NU

£250,000



A stunning mid-terrace period property located in Peverell, Plymouth. The accommodation comprises welcoming entrance hall with underfloor heating, lounge, dining room, kitchen, 2 double bedrooms, separate wc & an opulent bathroom. To the rear is an enclosed rear courtyard garden with a composite decked seating area. NO ONWARD CHAIN.



WESTON PARK ROAD, PEVERELL, PLYMOUTH, PL3 4NU

ACCOMMODATION

Entrance via a composite front door with obscured glazed panel which opens up into the entrance porch.

PORCH 3'9" x 2'10" (1.16 x 0.87)

Decorative tiled floor with a wooden door with glazed panels opens up into the entrance hall.

ENTRANCE HALL 23'3" x 4'9" max (7.09 x 1.46 max)

Ceramic tiled floor with underfloor heating. Staircase rising to the first floor landing with under-stairs storage cupboards, one of which acts as a utility cupboard which is for a washing machine & tumble-dryer. Doors leading off through to the lounge, dining room, kitchen & further uPVC obscured double-glazed door which opens up out to the rear garden. Dado rail.

LOUNGE 13'11" x 11'8" max into the chimney breast recess (4.26 x 3.56 max into the chimney breast recess and)

Working fireplace with wooden mantle & surround, cast iron inset with decorative tiles & an open grate. uPVC double-glazed bay window to the front with fitted shutters & a window seat with storage cupboards under. Dado rail. Covings. Square arch which opens into the dining room.

DINING ROOM 11'11" x 9'8" max (3.65 x 2.96 max)

Feature fireplace with decorative stone mantle & surround with a tiled inset & hearth. Fitted storage cupboards to both chimney breast recesses with shelves above. Wood effect LVT flooring. Dado rail. uPVC double-glazed door which opens up out to the rear garden.

KITCHEN 11'1" x 8'10" (3.38 x 2.7)

Attractive matching base & wall mounted units to include space for a cooker, dish washers & upright fridge/freezer. Roll edge oak work surface has inset Belfast sink with a mixer tap. Tiled splash-back. Extractor hood. Obscured uPVC double-glazed window to the rear & a further uPVC double-glazed window with fitted shutters to the side. Ceramic tiled floor.

HALF LANDING

Doors leading off through to the main bathroom & separate wc. A couple of steps up to the first floor landing.

BATHROOM 11'1" x 8'11" max (3.4 x 2.73 max)

Opulent suite consisting off a 4 claw free standing bath. Twin shower cubical with fitted shower, dual shower heads both rainfall & handheld. Close coupled wc. His & Her sinks inset into vanity storage cupboards below. Wood panelling to dado height. Obscured uPVC double-glazed window to the side with fitted shutters. Ceramic tiled floor.

WC 4'0" x 2'7" (1.23 x 0.8)

Matching suite of close coupled wc & wall mounted wash hand basin. Wall tiled to dado height. Tiled floor. Obscured uPVC double-glazed window to the side.

FIRST FLOOR LANDING

Access hatch to roof void. Fitted storage cupboard. Doors leading off to bedrooms 1 & 2.

BEDROOM ONE 14'11" x 11'5" (4.57 x 3.5)

Feature fireplace with wooden mantle & surround, cast iron inset & marble hearth. Fitted wardrobes with overhead storage units running along one wall. uPVC double-glazed window to the front with fitted blinds. Exposed wooden floorboards. Covings.

BEDROOM TWO 11'11" x 9'8" (3.65 x 2.97)

Fitted storage cupboard to one chimney breast recess. Feature fireplace with wooden mantle & surround with cast iron inset. Picture rail. Covings. uPVC double-glazed to the rear with fitted shutters.

OUTSIDE

The property is approached via a wrought iron gate which opens up out to a slate path leading to the front door. Front garden is laid for ease of maintenance with a slate paving with wrought iron railings surrounding.

GARDEN

To the rear an enclosed garden with slate paved path running alongside the property to a raised composite decked seating area with access to a garden shed. Courtesy gate giving access out to a walkway to the rear.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

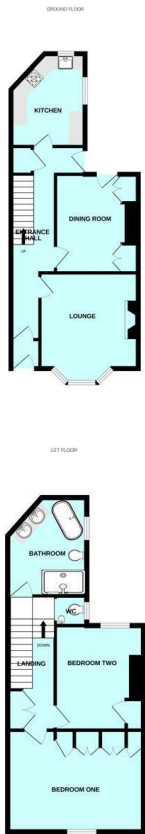
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

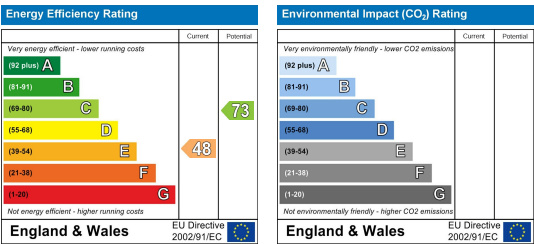
Area Map



Floor Plans



Energy Efficiency Graph



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