



40 Weston Park Road

Peverell, Plymouth, PL3 4NU

£220,000



A period built 2 storey mid-terraced house with accommodation on the ground floor comprising hall, front set lounge, dining room & spacious kitchen/breakfast room with basic fittings. At first floor level a landing giving access to a large double bedroom, a second double bedroom to the rear & a generous-sized well appointed bathroom/wc. Externally with small area frontage & walled rear courtyard. No onward chain.



WESTON PARK ROAD, PEVERELL, PLYMOUTH, PL3 4NU

LOCATION

Found in this popular area of Peverell on a walk way slightly above Weston Park Road. On-street parking in nearby streets. The area offering a good variety of local services & amenities including those found close by on Hyde Park & nearby Mutley Plain.

ACCOMMODATION

A front door opens into an entrance lobby with further door into the hall with staircase rising to the first floor & deep under stairs storage cupboard housing the mains electric meter & fuse box. A good-sized front set lounge with bay window. A dining room to the rear with feature fireplace. In the tenement section a spacious kitchen/breakfast room fitted with a range of cupboard & drawer storage, free standing appliances including Indesit fridge/freezer, Beko cooker, Indesit washing machine & 1.5 bowl sink unit.

At first floor level a landing giving access to a large master bedroom to the front, a second double bedroom to the rear & a spacious bathroom/wc with bath, separate shower, wc & wash hand basin. A corner cupboard houses the Worcester boiler servicing the central heating & domestic hot water.

A small area of frontage & an L shaped walled courtyard to the rear with access to a service pathway.

GROUND FLOOR

ENTRANCE LOBBY 3'9 x 3' (1.14m x 0.91m)

HALL

LOUNGE 14'4 x 11'4 maximum (4.37m x 3.45m maximum)

DINING ROOM 11'11 x 9'7 maximum (3.63m x 2.92m maximum)

KITCHEN/BREAKFAST ROOM 14'3 x 9' (4.34m x 2.74m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'8 x 11'8 maximum (4.47m x 3.56m maximum)

BEDROOM TWO 11'11 x 9'5 maximum (3.63m x 2.87m maximum)

BATHROOM 10'1 x 8'11 overall (3.07m x 2.72m overall)

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES PLYMOUTH

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

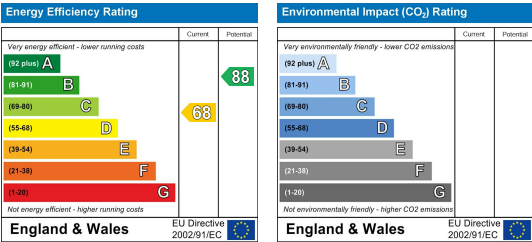
Area Map



Floor Plans



Energy Efficiency Graph



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