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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

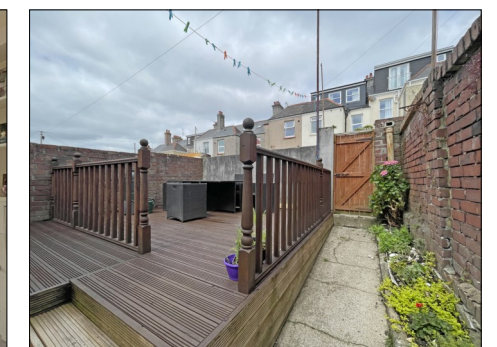
Our Property Reference:

29/E/24 5466

Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



**23 Endsleigh Park Road, Peverell,
Plymouth, PL3 4NH**

POPULAR LOCATION
PERIOD FEATURES
THREE BEDROOMS
TWO RECEPTIONS
DOWNSTAIRS WC
WALLED GARDEN

We feel you may buy this property because...
'Of the ever popular residential location and lovely feel of this charming terraced home.'

£270,000

Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Number of Bedrooms

Three Bedrooms

Property Construction

Solid Brick Walls

Heating System

Partial Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Walled Garden

Council Tax Band

C

Council Tax Cost 2024/2025

Full Cost: £1,968.77

Single Person: £1,476.58

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £1,000

Second Home or Investment

Property: £9,100

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location

///bleak.early.apron

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

This classic period home lies within a popular park road within Peverell. Internally the accommodation offers bay fronted lounge, separate dining room, kitchen, utility, downstairs wc, three bedrooms, a first floor bathroom and separate wc. Further benefits include a number of period features, majority double glazing, central heating and a walled rear garden. Plymouth Homes advise an early viewing to appreciate this charming, terraced home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door opening into the entrance vestibule.

ENTRANCE VESTIBULE

With feature tiled flooring, decorative dado rail, coving to ceiling, half glazed door, with feature etched glass panel, opening into the entrance hall.

ENTRANCE HALL

With radiator, dado rail, picture rail, stairs rising to first floor landing with a decorative newel post and under-stairs storage cupboard.

LOUNGE

4.77m (15'8") max x 3.95m (13')

With double glazed box window to the front, decorative feature fireplace, radiator, picture rail, coving to ceiling, decorative moulded ceiling, sliding doors into the dining room.

DINING ROOM

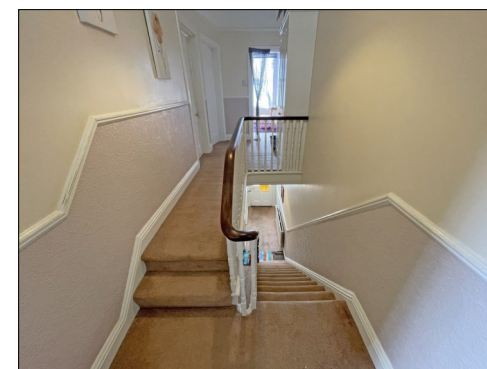
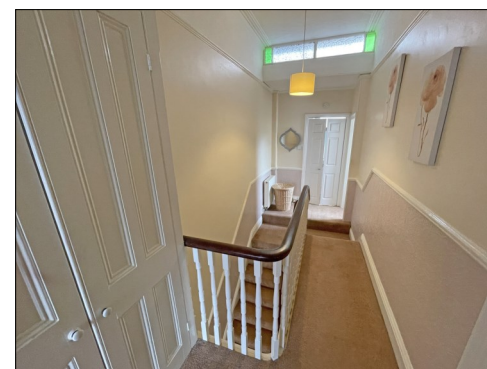
3.83m (12'7") x 3.32m (10'11")

With double glazed window to the rear, decorative fireplace, two built in storage cupboards into alcoves, radiator, picture rail, coving to ceiling, moulded ceiling, door to the entrance hall.

KITCHEN

3.12m (10'3") x 2.81m (9'3")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, space for slimline dishwasher, fitted electric oven and four ring electric hob, double glazed window to the side, picture rail, door to the lobby.



LOBBY

With doors to the garden, downstairs wc and the utility.

DOWNSTAIRS WC

With window to the side, fitted with a low-level WC, wall mounted boiler serving the heating system.

UTILITY

2.18m (7'2") x 1.92m (6'4")

With plumbing for washing machine, storage space, two double glazed windows to the rear.

FIRST FLOOR

LANDING

With built in storage cupboard, radiator, dado rail, picture rail, coving to ceiling, access to the loft space, window to the rear.

BEDROOM 1

4.80m (15'9") max x 3.44m (11'3")

A double bedroom with double glazed box window to the front, decorative fireplace, radiator, picture rail, coving to ceiling.

BEDROOM 2

3.83m (12'7") x 3.34m (10'11")

A second double bedroom with double glazed window to the rear, decorative fireplace, built in storage cupboard into alcove, radiator, picture rail.

BEDROOM 3

2.64m (8'8") x 1.67m (5'6")

With double glazed window to the front, picture rail.



WC

With obscure double-glazed window to the side and fitted with a low-level WC.

BATHROOM

Fitted with three-piece suite comprising panelled bath, pedestal wash hand basin, shower cubicle with fitted shower above, tiled splashbacks, tiled surround, double glazed window to the rear, wall mounted boiler serving the domestic hot water.

OUTSIDE:

FRONT

To the front there is a gravelled garden area with feature tiled pathway leading to the covered main entrance.

REAR

The rear opens to an L shaped walled courtyard garden measuring **9.99m (32'9") max at longest x 5.45m (17'10") max at widest**. Adjoining the property is a lower courtyard area with flower border and leading to a raised decked area with pathway and gate to the rear service lane.