

## Contact us

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

North Plymouth and  
Residential Lettings Office

56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ

**(01752) 772846**

## Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

## Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Opening Hours

Monday - Friday

9.15am—5.30pm

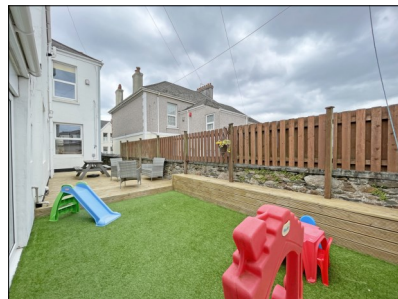
Saturday

9.00am—4.00pm

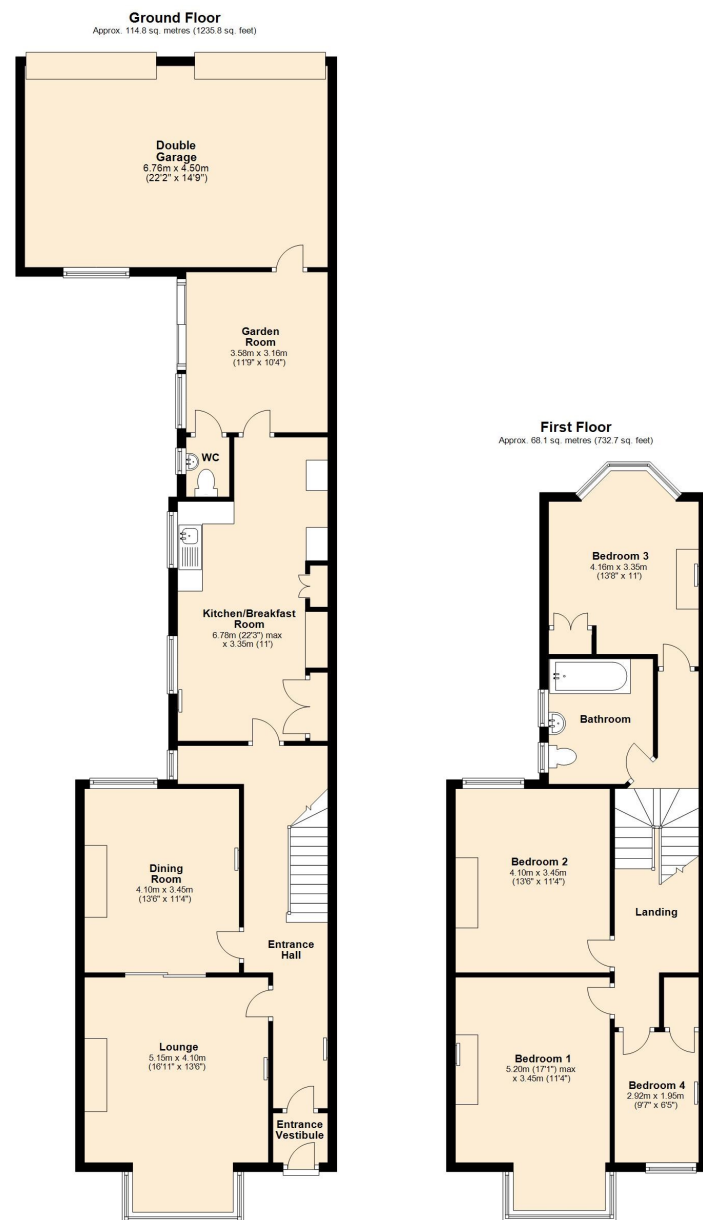
(Central Plymouth Office Only)

Our Property Reference:

10/F/24 5471



## Floor Plans...



## 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.

PLYMOUTH  
**HOMES** ESTATE AGENTS



**52 Chestnut Road, Peverell,  
Plymouth, PL3 5UE**

*We feel you may buy this property because...*

*'Of the substantial, well presented accommodation on offer.'*

**Guide Price  
£350,000 - £375,000**

**FOUR BEDROOMS  
FOUR RECEPTIONS  
DOUBLE GARAGE  
ENCLOSED GARDEN  
WELL PRESENTED  
PERIOD FEATURES**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

## Number of Bedrooms

Four Bedrooms

## Property Construction

Solid Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Double Garage

## Outside Space

Front And Rear Gardens

## 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: £5,000

Second Home or Investment

Property: £15,500

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

## What3words Location

///sorry.cycle.alive

## Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

## Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

## Introducing...

This substantial, end terraced, period home boasts well-presented and spacious rooms throughout. Internally the accommodation offers: entrance hall, bay fronted lounge, separate dining room, kitchen/breakfast room, a versatile garden room, downstairs wc, four first floor bedrooms (three doubles) and a bathroom. Further benefits include a number of period features, gas central heating, double glazing where stated and the property has partially insulated external walls. Externally there is an enclosed garden, and a good-sized double garage to the rear. Plymouth Homes recommend an early viewing to fully appreciate the size and presentation of this substantial period home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

A wooden entrance door, with window above, opens into the entrance vestibule.

#### ENTRANCE VESTIBULE

With period tiled flooring, decorative dado rail and coving to ceiling. A half-glazed door with a stained glass panel opens into the entrance hall.

#### ENTRANCE HALL

With double glazed window to the side, radiator, dado rail, coving to ceiling, space for washing machine, stairs rising to the first-floor landing with a decorative carved newel post and a range of under-stairs storage cupboards.

#### LOUNGE

**5.15m (16'11") x 4.10m (13'6")**

A lovely spacious reception room with double glazed box window to the front, decorative feature fireplace, radiator, picture rail, decorative coving to ceiling with ceiling rose, sliding doors opening into the dining room.

#### DINING ROOM

**4.10m (13'6") x 3.45m (11'4")**

Another good-sized reception space with double glazed window to the rear, decorative feature fireplace, radiator, picture rail, decorative coving to ceiling with ceiling rose, door to the entrance hall.

#### KITCHEN/BREAKFAST ROOM

**6.78m (22'3") max x 3.35m (11')**

A lovely spacious room, fitted with a matching range of base and eye level units with wooden worktops above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, there are period, wooden storage units into alcoves with glazed display fronts, drawer and cupboard storage below. Space for an American style fridge/freezer, we're informed the range cooker and wall mounted cooker hood will be included with the sale, there are two double glazed windows to the side, a radiator, tiled flooring and a door into the garden room.



#### GARDEN ROOM

**3.58m (11'9") x 3.16m (10'4")**

A lovely versatile room with double glazed window to the side, lantern roof window, tiled flooring, recessed ceiling spotlights, double glazed patio doors to the garden, doors into the downstairs wc and the double garage.

#### DOWNSTAIRS WC

With obscure double-glazed window to the side and fitted with a two piece suite comprising wall mounted wash hand basin, low-level WC, tiled flooring.

#### FIRST FLOOR

#### LANDING

With access to the main roof space.

#### BEDROOM 1

**5.20m (17'1") max x 3.45m (11'4")**

A lovely sized bedroom with double glazed box window to the front, radiator, picture rail.

#### BEDROOM 2

**4.10m (13'6") x 3.45m (11'4")**

A second double bedroom with double glazed window to the rear, picture rail, radiator.

#### BEDROOM 3

**4.16m (13'8") x 3.35m (11')**

A third double bedroom with double glazed bay window to the rear, cupboard housing the wall mounted boiler serving the heating system and domestic hot water, radiator, wooden floorboards.

#### BEDROOM 4

**2.92m (9'7") x 1.95m (6'5")**

With double glazed window to the front, radiator, picture rail, built in storage cupboard.



#### BATHROOM

**2.79m (9'2") x 2.33m (7'8")**

Fitted with a three-piece suite comprising panelled bath with electric shower above and shower screen, pedestal wash hand basin, low-level WC, radiator/towel rail, obscure double-glazed windows to the side, recessed ceiling spotlights, access to the rear roof space.

#### OUTSIDE:

##### FRONT

To the front of the house is a small garden area with pathway leading to the main entrance. To the left side a gate and pathway lead onto the rear.

##### REAR

The rear opens to a garden measuring **11.70m (38'4") at longest x 3.44m (11'3") at widest**. The garden comprises wooden decking and an area of artificial lawn, all enclosed by wall and fencing.

#### DOUBLE GARAGE

**6.76m (22'2") x 4.50m (14'9")**

With power and light connected, double glazed window, and two remote-controlled electric up and over garage doors.