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Opening Hours

Monday - Friday
 9.15am—5.30pm

Saturday

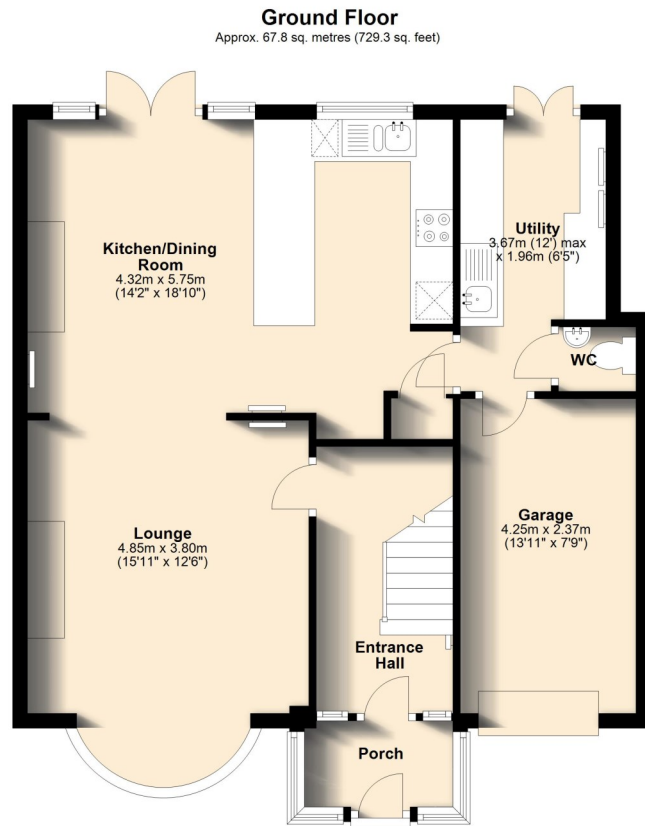
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

14/F/24 5477

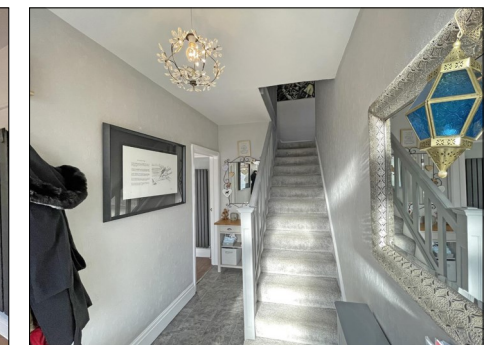
Floor Plans...



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



**32 St Gabriels Avenue, Peverell,
 Plymouth, PL3 4JQ**

- FIVE BEDROOMS**
- BAY FRONTED LOUNGE**
- KITCHEN/DINING ROOM**
- DOWNSTAIRS WC**
- DRIVEWAY & GARAGE**
- ENCLOSED REAR GARDEN**

*We feel you may buy this property because...
 'Of the popular location and spacious, well-presented accommodation on offer.'*

£385,000

www.plymouthhomes.co.uk

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

Number of Bedrooms

Five Bedrooms

Property Construction

Solid brick and Cavity Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Driveway and Garage

Outside Space

Enclosed Rear 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: £6,750

Second Home or Investment

Property: £18,300

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

What3words Location

///rocks.keys.look

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Medium Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

This truly unique, spacious and well-presented home is located within the heart of Peverell and enjoys front views across Ford Park cemetery towards Mount Edgecumbe. Internally the ground floor accommodation offers entrance hall, bay fronted lounge with feature log burner, a stunning kitchen/dining room with breakfast bar and integrated appliances, separate utility room and a downstairs wc. To the first floor there are five bedrooms, a bathroom, separate shower and wc. Further benefits include double glazing, central heating and externally there is a double width private driveway, garage with internal access to the house, and a good sized enclosed rear garden. Plymouth Homes would advise an early viewing to fully appreciate this perfect family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A uPVC glazed entrance door opens into the porch.

PORCH

With double glazed windows to the front and sides, windows and door into the entrance hall.

ENTRANCE HALL

With radiator, tiled flooring, stairs rising to the first-floor landing with an under-stairs storage cupboard, door into the lounge.

LOUNGE

4.85m (15'11") x 3.80m (12'6")

A lovely bay fronted room with double glazed bay window to the front, feature wood burning stove with wooden mantle above, radiator, wood effect laminate flooring, picture rail, open plan into the kitchen/dining room.

KITCHEN/DINING ROOM

5.75m (18'10") x 4.32m (14'2")

A lovely spacious room, refitted with a matching range of modern base and eye level units with worktop space above, breakfast bar, 1 ½ bowl stainless steel sink unit with single drainer and Quooker hot water tap, splashbacks, under-unit lighting, integrated appliances to include dishwasher, eye level electric double combination oven and four ring electric induction hob with stainless steel cooker hood above. There is a recess for an American style fridge/freezer, double glazed windows to the rear, decorative fireplace, built in storage cupboard, radiator, wood and tile effect flooring, picture rail, recessed ceiling spotlights, uPVC glazed double doors opening onto the rear garden, door into the utility room.

UTILITY

3.67m (12') max x 1.96m (6'5")

Refitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, spaces for washing machine and tumble dryer, radiator, tile effect flooring, uPVC glazed double doors opening to the garden, doors to the downstairs wc and integral garage.



DOWNSTAIRS WC

Fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC, extractor fan, tiled splashbacks, wood effect flooring.

FIRST FLOOR

LANDING

With radiator, access to the part boarded loft space with retracting ladder and light.

BEDROOM 1

4.69m (15'5") max x 3.30m (10'10")

A double bedroom with double glazed bay window to the front enjoying the distant views across Ford Park cemetery towards Mount Edgecumbe, radiator, picture rail.

BEDROOM 2

3.96m (13') x 3.30m (10'10")

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

BEDROOM 3

4.14m (13'7") x 2.37m (7'9")

A third double bedroom with a full height double glazed window to the front enjoying the view, radiator, skylight window.

BEDROOM 4

2.46m (8'1") x 2.35m (7'8")

With double glazed window to the front enjoying the views, radiator.

BEDROOM 5

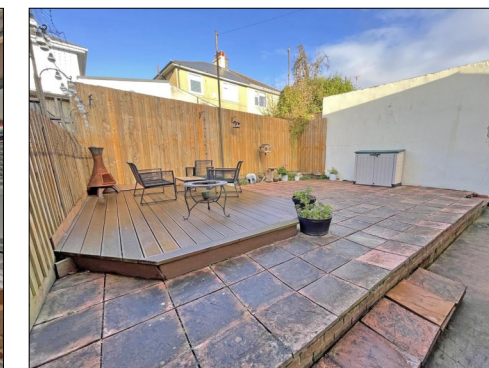
2.76m (9') x 1.91m (6'3")

With full height double glazed window to the rear, radiator.

FAMILY BATHROOM

2.35m (7'8") x 1.79m (5'10")

Fitted with a three-piece suite comprising panelled bath with shower attachment off the mixer tap, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, wall mounted mirror, obscure double-glazed window to the rear, radiator.



SHOWER

A recessed shower cubicle with fitted electric shower and extractor fan.

SEPARATE WC

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, tiled splashback, radiator, wood effect flooring, skylight window.

OUTSIDE:

FRONT

The front of the property is approached via a double width private driveway leading to the main entrance and the garage. There is a gravelled garden area and to the right of the house is a gate and side pathway onto the rear.

REAR

At the rear there is a low maintenance garden measuring **7.11m (23'4") in length x 9.02m (29'7") in width**. There are paved and decked seating areas, enclosed by walls and fencing with an outside water tap and gate to the side path.

GARAGE

4.25m (13'11") x 2.37m (7'9")

With up and over door to the driveway, light, power supply, housing the wall mounted boiler serving the heating system and domestic hot water, internal door to the utility room.

AGENT'S NOTE

The vendors have removed the original wall between the kitchen and dining room and have informed us this was done with building regulation approval.

This will be verified by the purchasers legal advisor during the conveyancing process.