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Opening Hours

Monday - Friday
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

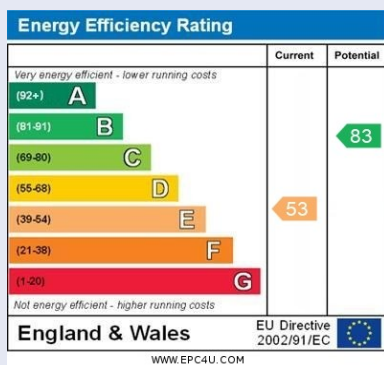
03/G/24 5492

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



**13 Gifford Place, Peverell,
Plymouth, PL3 4JA**

**PERIOD HOME
SPACIOUS ACCOMMODATION
FOUR BEDROOMS
THREE RECEPTIONS
COURTYARD GARDEN
LOVELY OUTLOOK**

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

£294,000

www.plymouthhomes.co.uk

Number of Bedrooms

Four Bedrooms

Property Construction

Solid Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

South Westerly 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: £2,200

Second Home or Investment

Property: £11,020

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

What3words Location

///wider.truth.dated

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 classic and spacious period home enjoys a rear outlook across Ford Park Cemetery. Internally the spacious accommodation boasts bay fronted lounge with open fireplace, separate dining room, a good-sized kitchen, breakfast area, four bedrooms and bathroom. Plymouth Homes advise an early viewing to appreciate the size on offer within this lovely property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a wooden entrance door, with window above, opening into the entrance vestibule.

ENTRANCE VESTIBULE

With dado rail, coving to ceiling, door into the entrance hall.

ENTRANCE HALL

With radiator, decorative corbels, stairs rising to the first-floor landing with decorative carved newel post and under-stairs storage cupboards.

LOUNGE

4.91m (16'1") x 3.58m (11'9")

With double glazed bay window to the front, open fireplace set within a feature surround, radiator, wood effect flooring, picture rail.

DINING ROOM

3.96m (13') x 2.98m (9'9")

With double glazed window to the rear, radiator, wood effect flooring, picture rail.

KITCHEN

4.14m (13'7") x 2.86m (9'5")

A good sized kitchen, fitted with a matching range of base and eye level units with worktop space above, breakfast bar, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, wall mounted boiler serving the heating system and domestic hot water, spaces for dishwasher, washing machine and tumble dryer, fitted eye level electric double oven and four ring electric hob with stainless steel cooker hood above, double glazed window to the side, radiator, tiled flooring, open plan into the breakfast area.



BREAKFAST AREA

2.86m (9'5") x 2.51m (8'3")

With double glazed window to the rear, wood effect flooring, uPVC glazed door opening onto the rear courtyard garden.

FIRST FLOOR

LANDING

With built in storage cupboard, access to the loft space and obscure double glazed window to the rear.

BEDROOM 1

4.00m (13'2") x 3.22m (10'7")

With double glazed bay window to the front, decorative fireplace, radiator, wooden floorboards.

BEDROOM 2

3.96m (13') x 2.97m (9'9")

With double glazed window to the rear, decorative fireplace, radiator, wood effect flooring, picture rail.

BEDROOM 3

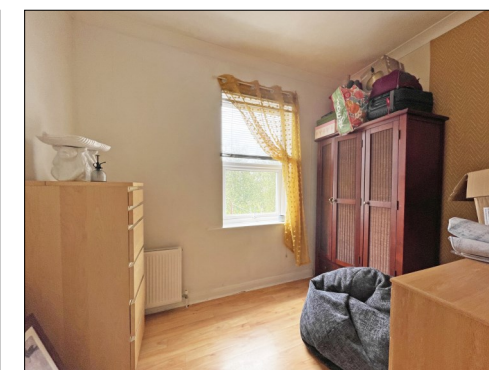
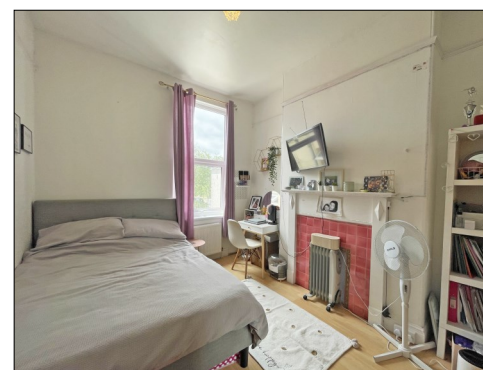
2.86m (9'5") x 2.08m (6'10")

With double glazed window to the rear enjoying the rear outlook, radiator, wood effect flooring.

BEDROOM 4

2.70m (8'10") x 1.53m (5')

Currently used as a walk-in wardrobe, with double glazed window to the front, coving to ceiling.



BATHROOM

Fitted with a three-piece suite comprising panelled bath with shower above, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, obscure double-glazed window to the side, radiator.

OUTSIDE:

FRONT

To the front there is a small garden area with pathway leading to the main entrance.

REAR

The rear opens to an L shaped and south westerly facing walled courtyard garden measuring **4.91m (16'1") at widest x 12.8m (42'1") at longest**. There are decked and paved areas with flower borders and a gate opening to the rear service lane.

AGENT'S NOTE

The vendors inform us the central heating boiler will need updating due to its age. The radiators in bedrooms 1 and 2 also need attention.