

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

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

02/H/24 5513



Floor Plans...



PLYMOUTH
HOMES ESTATE AGENTS



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.

POPULAR LOCATION
BEAUTIFULLY PRESENTED
THREE BEDROOMS
TWO RECEPTIONS
CONSERVATORY
WALLED GARDEN

**15 Pounds Park Road, Peverell,
Plymouth, PL3 4QP**

We feel you may buy this property because...
'Of the popular location and beautifully presented accommodation on offer.'

£290,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Number of Bedrooms

Three Bedrooms

Property Construction

Solid Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Rear Courtyard 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: £2,000

Second Home or Investment

Property: £10,700

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

What3words Location

///bigger.causes.daisy

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 beautifully presented, period home is located on a 'park road' within the popular residential area of Peverell. Internally the accommodation offers entrance hall, bay fronted lounge, dining area, conservatory, utility, kitchen, three bedrooms and a shower room. Further benefits include double glazing, central heating and externally there is an attractive walled garden with a brick-built storage shed. Plymouth Homes advise an early viewing to fully appreciate this well-presented property.

The Accommodation Comprises...**GROUND FLOOR****ENTRANCE**

A part glazed entrance door opens into the entrance vestibule.

ENTRANCE VESTIBULE

With wood effect laminate flooring, coving to ceiling, door opening into the entrance hall.

ENTRANCE HALL

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

LOUNGE

5.41m (17'9") max x 3.37m (11'1")

A lovely sized reception room with double glazed box window to the front, coal effect living flame effect gas fire set in wooden and stone surround, radiator, decorative coving to ceiling and ceiling rose, archway into the dining area.

DINING AREA

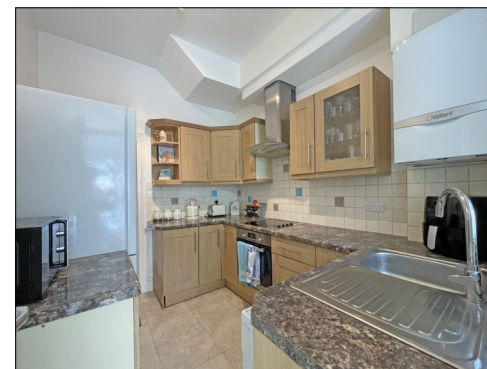
4.14m (13'7") x 2.75m (9')

With radiator, wood effect laminate flooring, coving to ceiling, door to the entrance hall, uPVC glazed door opening to the conservatory.

CONSERVATORY

3.58m (11'9") x 2.03m (6'8")

With double glazed window to the rear overlooking the garden, power point, doors to the garden, utility and kitchen.

**UTILITY**

1.55m (5'1") x 0.91m (3')

Fitted base unit with spaces for washing machine and tumble dryer, obscure double-glazed window to the rear, wood effect laminate flooring.

KITCHEN

3.04m (10') x 2.38m (7'10")

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, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer and dishwasher, fitted electric oven and four ring electric hob with stainless steel cooker hood above, double glazed window into the utility, tile effect laminate flooring, door to the entrance hall.

FIRST FLOOR**LANDING**

With radiator, coving to ceiling, access to the loft space.

BEDROOM 1

4.36m (14'4") max x 3.07m (10'1")

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

BEDROOM 2

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

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

**BEDROOM 3**

2.74m (9') x 2.00m (6'7")

A single bedroom with double glazed window to the front, radiator.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle with fitted electric shower above, pedestal wash hand basin, low-level WC, radiator/towel rail, tiled splashbacks, obscure double glazed window to the rear, tiled flooring.

OUTSIDE:**FRONT**

The front of the property is approached via a pathway to the covered main entrance and a small garden area.

REAR

The rear opens to a low maintenance, enclosed garden measuring **8.58m (28'2") x 5.25m (17'3")**. The majority of the garden is paved with established flower borders, door to the service lane and access to a useful brick built shed ideal for storage.

