

## Contact us

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## Email Us

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## Website

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

## Opening Hours

Monday - Friday  
9.15am—5.30pm

Saturday

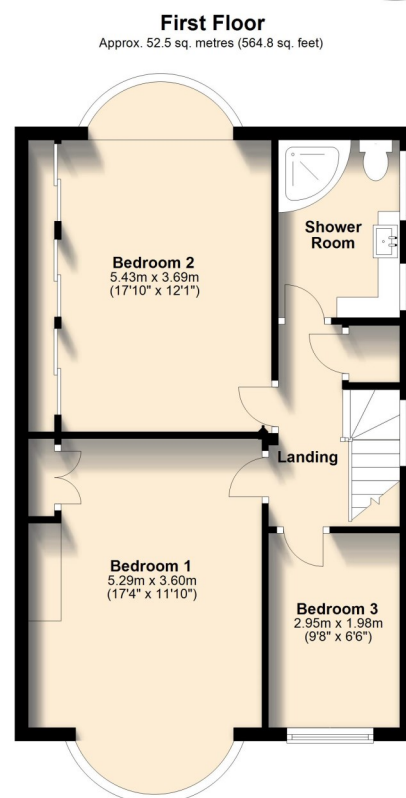
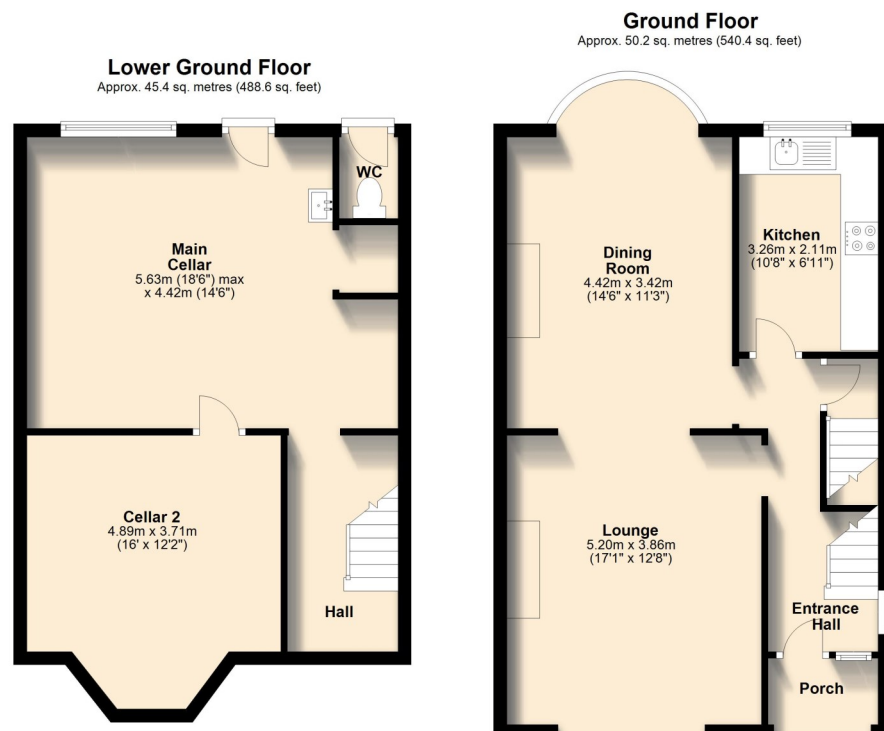
9.00am—4.00pm

(Central Plymouth Office Only)

**Our Property Reference:**

**23/H/24 5531**

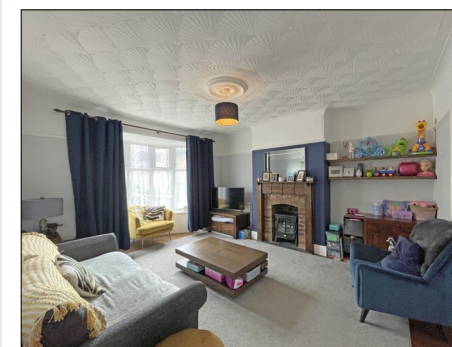
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## Further Information...

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



**26 Brean Down Road, Peverell,  
Plymouth, PL3 5PX**

**POPULAR LOCATION**  
**THREE BEDROOMS**  
**TWO RECEPTIONS**  
**VERSATILE CELLAR**  
**WEST FACING GARDEN**  
**LOVELY REAR VIEWS**

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

**Offers In Excess Of  
£325,000**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	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			
		69	81
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

## Number of Bedrooms

Three Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

On Street Parking

## 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: £3,750

Second Home or Investment

Property: £13,500

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

## What3words Location

///marker.door.hits

## 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 1930's home enjoys accommodation over three floors and boasts panoramic views from the first-floor rear across Plymouth and towards Plymouth Sound. Internally the accommodation offers: lounge, dining room, modern kitchen, three bedrooms and shower room. On the lower ground floor there are also two versatile cellar rooms which offer potential to extend the current accommodation. Further benefits include double glazing, central heating and a good-sized westerly facing rear garden. Plymouth Homes advise an early viewing to fully appreciate this lovely family home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

Entry is via a feature arched porch with tiled flooring and a part glazed door into the entrance hall with surrounding stained-glass windows.

#### ENTRANCE HALL

With double glazed window to the side, radiator, engineered oak brushed flooring, dado rail and picture rails, coving to ceiling, stairs rising to the first-floor landing, door and stairs descending to the lower ground floor.

#### LOUNGE

**5.20m (17'1") x 3.86m (12'8")**

A lovely sized reception room with double glazed bow window to the front, decorative fireplace, radiator, picture rail, coving to ceiling with ceiling rose, open plan into the dining room.

#### DINING ROOM

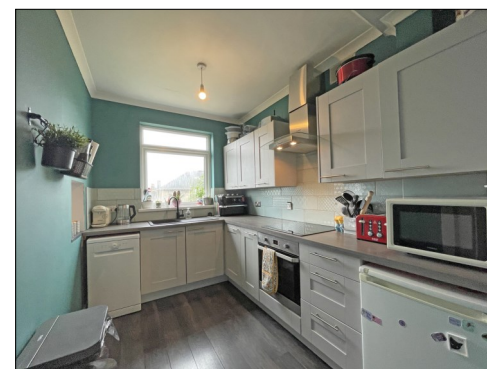
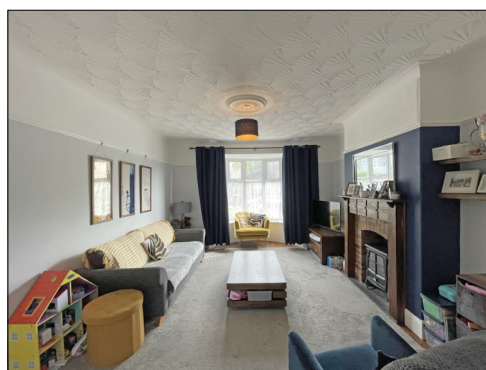
**4.42m (14'6") x 3.42m (11'3")**

Another good sized reception space with double glazed bow window to the rear, radiator, engineered oak brushed flooring, picture rail, coving to ceiling with ceiling rose, open plan doorway to the entrance hall.

#### KITCHEN

**3.26m (10'8") x 2.11m (6'11")**

Fitted with a matching range of modern base and eye level units with worktop space above, sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge and slimline dishwasher, fitted electric oven and four ring induction hob with stainless steel cooker hood above, double glazed window to the rear, wood effect laminate flooring, coving to ceiling.



### FIRST FLOOR

#### LANDING

With double glazed window to the side, built in storage cupboard, decorative panelled walls, picture rail, access to the loft space.

#### BEDROOM 1

**5.29m (17'4") x 3.60m (11'10")**

A good-sized double bedroom with double glazed bow window to the front, built in storage cupboard into alcove, radiator, picture rail, coving to ceiling.

#### BEDROOM 2

**5.43m (17'10") x 3.69m (12'1")**

A second double bedroom with double glazed bow window to the rear enjoying panoramic views across Plymouth towards Plymouth Sound, built in wardrobes, radiator, picture rail.

#### BEDROOM 3

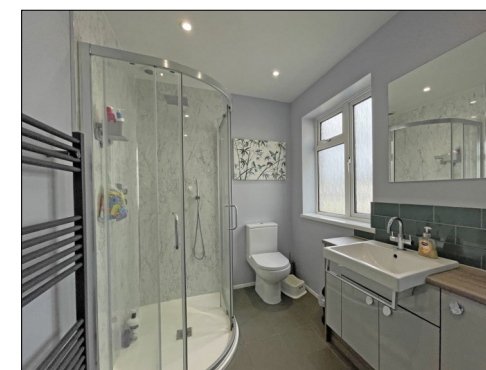
**2.95m (9'8") x 1.98m (6'6")**

A single bedroom with double glazed window to the front, radiator, stained original floorboards, picture rail, coving to ceiling.

#### SHOWER ROOM

**2.69m (8'10") x 1.84m (6')**

Fitted with a three-piece suite comprising shower cubicle with fitted shower above, vanity wash hand basin with built in cupboard storage, low-level WC, radiator/towel rail, extractor fan, tiled splashback, two obscure double-glazed windows to the side, tiled flooring, under floor heating, recessed ceiling spotlights.



### LOWER GROUND FLOOR

From the entrance hall stairs descend into the hall.

#### HALL

With door into the main cellar.

#### MAIN CELLAR

**5.63m (18'6") max x 4.42m (14'6")**

With double glazed window to the rear, light, power, space for washing machine and tumble dryer, wall mounted Belfast sink, part glazed door to the garden, open plan cupboard housing the wall mounted boiler serving the heating system and domestic hot water, door and step into cellar 2.

#### CELLAR 2

**4.89m (16') x 3.71m (12'2")**

With light.

#### OUTSIDE:

#### FRONT

The front of the property is approached via a path leading to the porch and a gravelled garden area. To the right side, a pathway descends to the rear garden.

#### REAR

The rear opens to a westerly facing and good-sized garden measuring **7.21m (23'7") in width x 12.37m (40'7") in length**. The garden comprises patio and lawn areas, with established borders and accessing an outside wc and door into the main cellar.