

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA
(01752) 514500

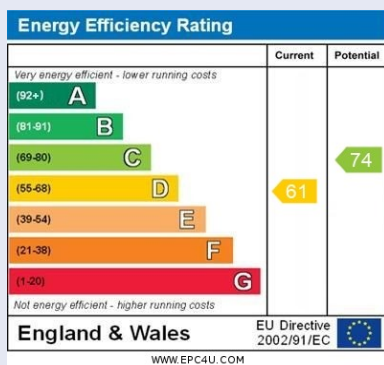
North Plymouth and
Residential Lettings Office
56 Morshead Road
Crownhill
Plymouth
PL6 5AQ
(01752) 772846

Email Us
info@plymouthhomes.co.uk

Website
www.plymouthhomes.co.uk

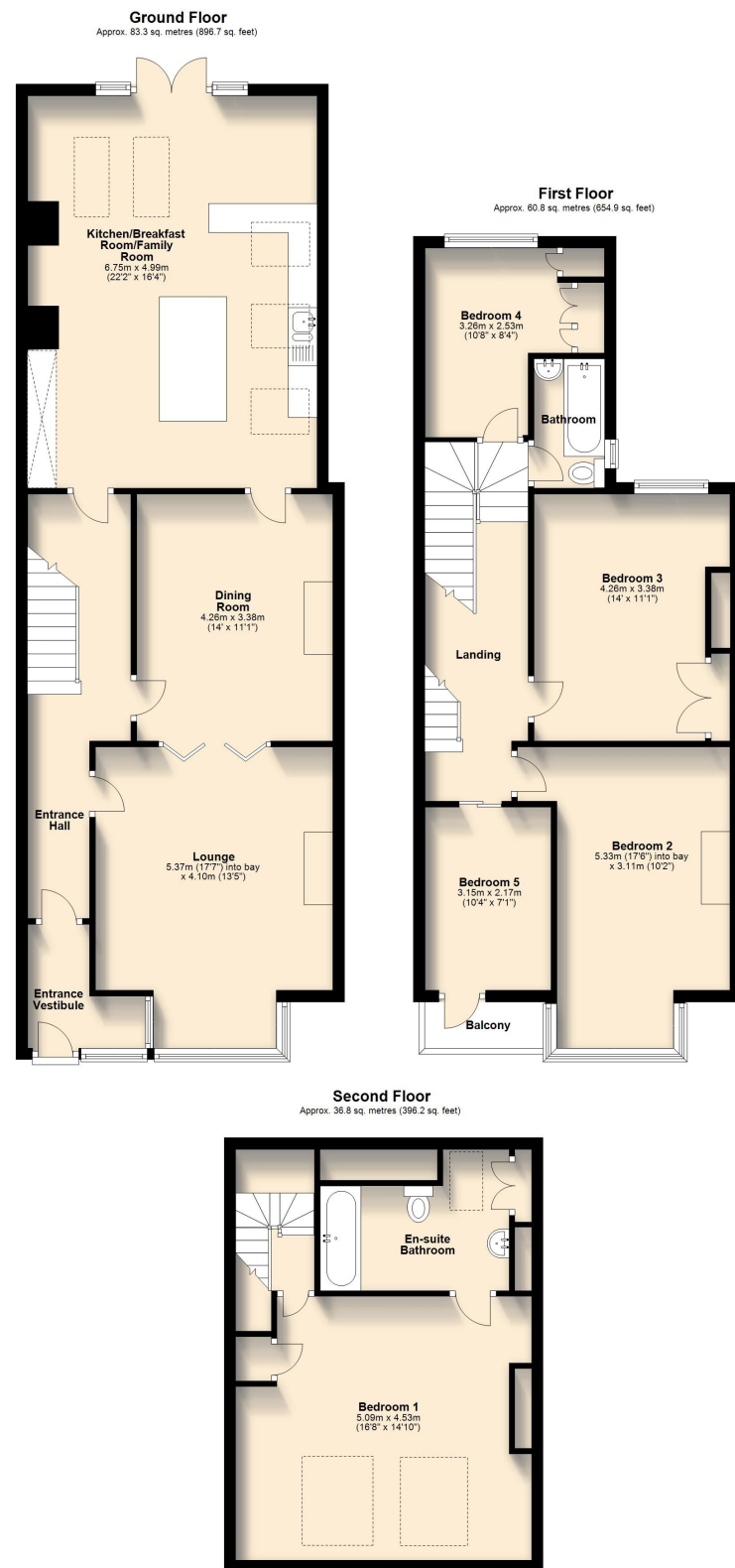
Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
06/1/24 5541



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



FIVE BEDROOMS
THREE RECEPTION ROOMS
ORIGINAL FEATURES
OVERLOOKING CENTRAL PARK
CARPOR/PARKING
EN-SUITE BATHROOM
VERY LARGE KITCHEN

**148 Peverell Park Road, Peverell,
Plymouth, PL3 4NF**

We feel you may buy this property because...
'This impressive and extended family home offers five bedrooms and is positioned overlooking Central Park'.

£385,000

www.plymouthhomes.co.uk

Number of Bedrooms

Five Bedrooms

Property Construction

Solid Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

Carport to Rear

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: £6,750

Second Home or Investment

Property: £26,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

What3words Location

///claps.clips.sooner

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

High Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

Introducing...

This spacious home offers fabulous family orientation accommodation centred around an impressive 22' x 16' kitchen/breakfast room/family room. The extended accommodation comprises: entrance vestibule, hallway, lounge, dining room, kitchen/breakfast room/family room, five bedrooms, en-suite bathroom and a family bathroom. Externally the property has an attractive 34' enclosed courtyard garden that incorporates a large carport/covered entertaining area. Positioned overlooking Central Park and offered for sale with some original features, such as ornate coved ceilings and open fireplaces, Plymouth Homes highly recommend this desirable family home.

The Accommodation Comprises...

GROUND FLOOR

uPVC double glazed entrance door opening to:

ENTRANCE VESTIBULE

Double glazed window to the front, quarry tiled floor, original cornice style coved ceiling, stained glass door opening to:

ENTRANCE HALL

Radiator, exposed wooden floor, dado rail and picture rail, original cornice style coved ceiling, stairs to the first floor landing with under stairs storage cupboards.

LOUNGE

5.37m (17'7") into bay x 4.10m (13'5")

Double glazed bay window to the front, open fire set in a feature wooden surround with a tiled inset and hearth, radiator, exposed wooden floor, picture rail, original cornice style coved ceiling, folding doors to:

DINING ROOM

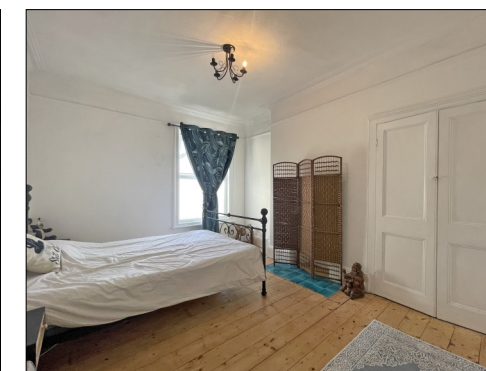
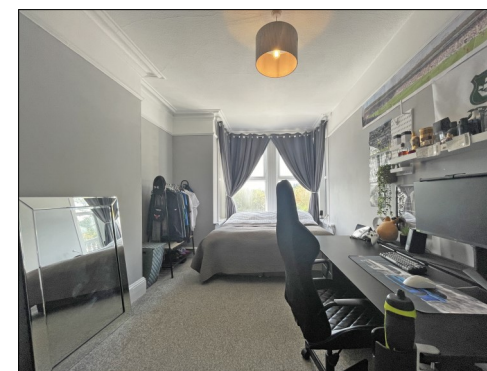
4.26m (14') x 3.38m (11'1")

Open fire set in a feature wooden surround with a tiled inset and hearth, radiator, exposed wooden floor, picture rail, original cornice style coved ceiling, part glazed door to:

KITCHEN/BREAKFAST ROOM/FAMILY ROOM

6.75m (22'2") x 4.99m (16'4")

Impressive extended room that is the heart of the home, fitted with a matching range of base and eye level units with wood block worktop space above, 1+1/2 bowl composite sink unit with a single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, gas point for an Aga style cooker, five skylight windows, two radiators, slate effect wooden laminate floor, range of original glazed display and storage cupboards with drawers, central island with breakfast bar, double glazed double doors with windows opening to the rear garden.



FIRST FLOOR

LANDING

Dado rail, coved ceiling, feature stained glass window, stairs to the second floor landing.

BEDROOM 2

5.33m (17'6") into bay x 3.11m (10'2")

Double glazed bay window to the front with a good open view over Central Park, radiator, picture rail.

BEDROOM 3

4.26m (14') x 3.38m (11'1")

Double glazed window to the rear, radiator, exposed wooden floor, picture rail, coved ceiling, storage cupboard.

BEDROOM 4

3.26m (10'8") x 2.53m (8'4")

Double glazed window to the rear, built-in triple wardrobe, radiator, airing cupboard housing the hot water cylinder.

BEDROOM 5

3.15m (10'4") x 2.17m (7'1")

Picture rail, part glazed door to the front balcony.

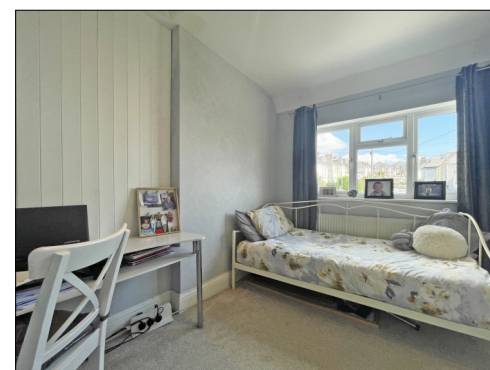
BATHROOM

Suite comprising: panelled bath with independent electric shower and curtain above, pedestal wash hand basin, low-level WC, tiled walls, heated towel rail, frosted double glazed window to the side, tiled floor.

SECOND FLOOR

LANDING

Door to:



BEDROOM 1

5.09m (16'8") x 4.53m (14'10")

Two skylight windows, built-in wardrobe, recessed spotlights, access to the loft, storage cupboard, door to:

EN-SUITE BATHROOM

Suite comprising a double ended bath with an independent electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, frosted skylight window, wooden laminate floor, storage cupboard.

OUTSIDE

REAR

10.4m (34') x 5.2m (17')

Attractive rear courtyard garden that is paved and gravelled for ease of maintenance, raised display borders stocked with established shrubs and bushes, covered **CARPORT**/bar entertaining area with folding vehicular doors, pedestrian access, lighting and several storage cupboards.

AGENTS NOTE

We're informed the main roof has had spray foam insulation added. We recommend that potential purchasers inform their mortgage company prior to commencing a purchase.