

## Contact us

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### Website

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

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

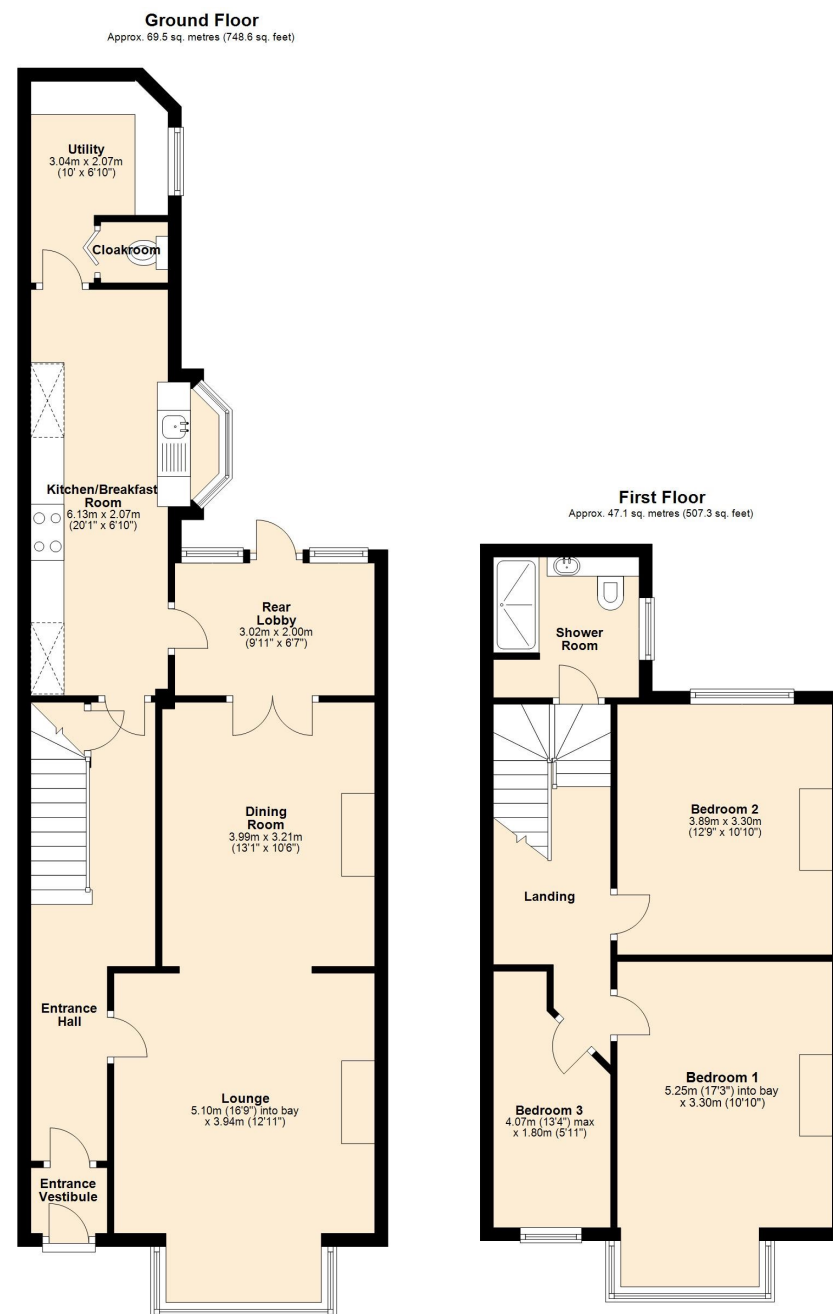
9.00am—4.00pm

(Central Plymouth Office Only)

### Our Property Reference:

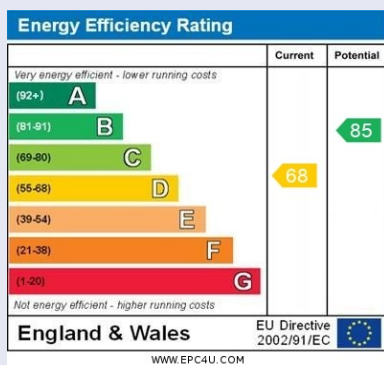
09/J/24 5560

## Floor Plans...



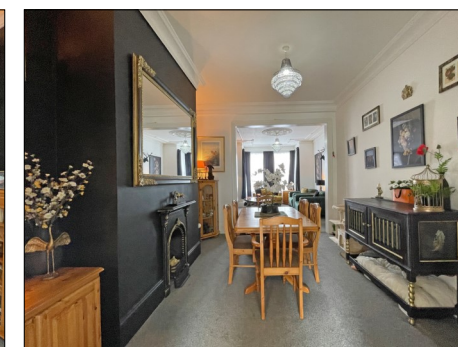
## Further Information...

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



## 26 Ganna Park Road, Peverell, Plymouth, PL3 4NN

THREE BEDROOMS  
BEAUTIFUL PRESENTATION  
IMPRESSIVE KITCHEN  
MODERN SHOWER ROOM  
TWO RECEPTIONS  
UTILITY AND WC

*We feel you may buy this property because...*  
'This well presented home has a superb modern kitchen and shower room in addition to a utility room with a downstairs wc.'

**£290,000**

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

## Number of Bedrooms

Three Bedrooms

## Property Construction

Solid Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

On Street Parking

## Outside Space

Walled Courtyard

## 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: £16,500

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

///follow.unit.vote

## 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 Edwardian home is positioned in the highly sought after area of Peverell and is offered for sale with no onward chain. The accommodation comprises: entrance vestibule, hallway, lounge, dining room, impressive kitchen/breakfast room, utility room, downstairs wc, rear lobby, three bedrooms and a modern shower room. Externally, the property has an enclosed courtyard garden. Accessed via a trap door in the rear lobby are two basement rooms and the loft is partially boarded with a window and pull down ladder. Plymouth Homes highly recommend this desirable family home.

## The Accommodation Comprises...

### GROUND FLOOR

uPVC double glazed entrance door opening to:

#### ENTRANCE VESTIBULE

Dado rail, coved ceiling, uPVC double glazed door to:

#### ENTRANCE HALL

Radiator, dado rail, coved ceiling, stairs to the first floor landing with an under-stairs storage cupboard.

#### LOUNGE

**5.10m (16'9") into bay x 3.94m (12'11")**

Double glazed bay window to the front, ornate decorative fireplace, radiator, cornice style coved ceiling feature inset mouldings, open plan to:

#### DINING ROOM

**3.99m (13'1") x 3.21m (10'6")**

Ornate decorative fireplace, radiator, coved ceiling, glazed double doors to:

#### REAR LOBBY

**3.02m (9'11") x 2.00m (6'7")**

Two double glazed windows to the rear, recessed spotlights, doors to the kitchen and rear courtyard garden, trap door in the floor opening to steps leading down to:

#### BASEMENT ROOM 1

**3.63m (11'11") x 3.17m (10'5")**

Ceiling height of 1.87m (6'2"), power and light, radiator, leading to:



#### BASEMENT ROOM 2

**3.53m (11'7") x 2.11m (6'11")**

Ceiling height of 1.87m (6'2"), power and light, radiator, domestic meters.

#### KITCHEN/BREAKFAST ROOM

**6.13m (20'1") x 2.07m (6'10")**

Impressive modern re-fitted kitchen with a matching range of base and eye level units with worktop space above, composite sink unit with a single drainer and mixer tap, integrated fridge/freezer, electric oven with a four ring induction hob, integrated microwave, double glazed bay window to the side, coved ceiling with recessed spotlights, space for breakfast table.

#### UTILITY

**3.04m (10') x 2.07m (6'10")**

Fitted with a matching range of base units with worktop space above, integrated washing machine, double glazed window to the side, radiator, coved ceiling with recessed spotlights, bi-fold door to:

#### CLOAKROOM

Low-level WC, radiator, coved ceiling with recessed spotlights, wall mounted gas combination boiler.

#### FIRST FLOOR

#### LANDING

Dado rail, coved ceiling, access to the part boarded loft with a window and pull down ladder, feature internal stained glass effect window.



#### BEDROOM 1

**5.25m (17'3") into bay x 3.29m (10'10")**

Double glazed bay window to the front, ornate decorative fireplace, radiator, coved ceiling.

#### BEDROOM 2

**3.89m (12'9") x 3.29m (10'10")**

Double glazed window to the rear, radiator, coved ceiling.

#### BEDROOM 3

**4.07m (13'4") max x 1.80m (5'11")**

Double glazed window to the front, radiator, coved ceiling.

#### SHOWER ROOM

Modern suite comprising a double shower enclosure with overhead rain and adjustable height shower heads, vanity wash hand basin, low-level WC, double glazed window to the side, radiator, picture rail, range of shelving.

#### OUTSIDE

#### REAR

**7.3m (24') x 2.4m (8')**

Attractive enclosed paved courtyard garden with rendered walls with a rear access gate, outside water tap, external power point.