

## 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:

25/J/24 5582

## Floor Plans...



PLYMOUTH  
**HOMES** ESTATE AGENTS



**47 Glendower Road, Peverell  
Plymouth, PL3 4LA**

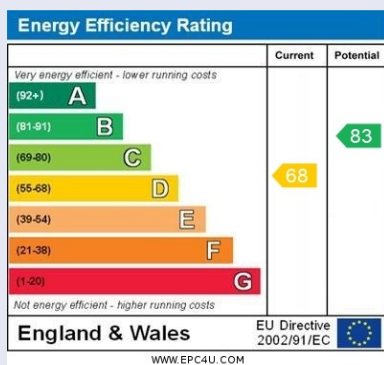
POPULAR LOCATION  
THREE RECEPTIONS  
THREE LARGE BEDROOMS  
SOUTHERLY REAR GARDEN  
DOWNSTAIRS WC  
NO ONWARD CHAIN

*We feel you may buy this property because...*  
'Of the spacious accommodation and good sized garden for the area.'

**£300,000**

## 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.



[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

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: £2,500

Second Home or Investment

Property: £17,500

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

///voting.petal.offers

## Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Medium Risk

## Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

## Introducing...

Offered for sale with no onward chain this spacious period home also boasts a good sized, southerly facing rear garden. Internally the accommodation offers, bay fronted lounge, separate dining area, kitchen/breakfast room, utility, downstairs wc, three large double bedrooms and a bathroom. Further benefits include double glazing, central heating and some original character features. Plymouth Homes advise an early viewing to fully appreciate this well-proportioned home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

An entrance door opens into the entrance vestibule.

#### ENTRANCE VESTIBULE

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

#### ENTRANCE HALL

With radiator, wood effect laminate flooring, dado rail and picture rails, decorative corbels, stairs rising to the first-floor landing with decorative newel post and under-stairs storage cupboard, uPVC glazed door opening to the rear.

#### LOUNGE

**4.76m (15'7") max x 3.99m (13'1")**

A good-sized reception room with double glazed bay window to the front, decorative feature fireplace, radiator, picture rail, coving to ceiling with ceiling rose, sliding doors to the dining room.

#### DINING ROOM

**3.88m (12'9") x 3.27m (10'9")**

With double glazed window to the rear, decorative feature fireplace, radiator, picture rail, door to the entrance hall.

#### KITCHEN/BREAKFAST ROOM

**5.43m (17'10") x 3.11m (10'3")**

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 concealed boiler serving the heating system and domestic hot water, fitted electric oven and four ring electric



hob with pull out cooker hood above, two double glazed windows to the side, radiator, wood effect laminate flooring, coving to ceiling, open plan into the utility.

#### UTILITY

**2.27m (7'5") x 2.08m (6'10")**

Fitted base unit with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for washing machine and tumble dryer, double glazed window to the rear, radiator, door to the downstairs wc.

#### WC

With obscure double-glazed window to the side and fitted with a two piece suite comprising wall mounted wash hand basin and low-level WC.

### FIRST FLOOR

#### LANDING

With dado rail and picture rails, access to the loft space, obscure double glazed to the rear.

#### BEDROOM 1

**5.23m (17'2") x 3.96m (13')**

A lovely sized double bedroom with double glazed bay and separate side window to the front, decorative feature fireplace, radiator, picture rail, coving to ceiling.

#### BEDROOM 2

**3.96m (13') x 3.37m (11'1")**

A second double bedroom with double glazed window to the rear, decorative feature fireplace, built in storage cupboard, radiator, picture rail.



#### BEDROOM 3

**4.22m (13'10") x 3.16m (10'4")**

A third double bedroom with double glazed bay window to the rear, decorative feature fireplace, built in storage cupboard, picture rail.

#### WC

With obscure double-glazed window to the side and fitted with a two-piece suite comprising wall mounted wash hand basin and low-level WC.

#### BATHROOM

**1.94m (6'4") x 1.71m (5'7")**

Fitted with a two-piece suite comprising panelled bath with independent electric shower above and shower screen, vanity wash hand basin with cupboard storage below, tiled surround, electric towel rail, wall mounted mirror, obscure double-glazed window to the side, tiled flooring.

#### OUTSIDE:

##### FRONT

At the front is a small garden area with pathway to the main entrance.

##### REAR

The L shaped, southerly facing, walled garden is a particular feature of this property and measures **21.18m (69'6") max at longest x 5.09m (16'8") max at widest**. A courtyard area, with raised flower border, adjoins the side of the kitchen/breakfast room. This then opens to a good sized lawned area with paved patio, established borders and a gravelled pathway leading to a gate to the rear service lane.