

Contact us

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

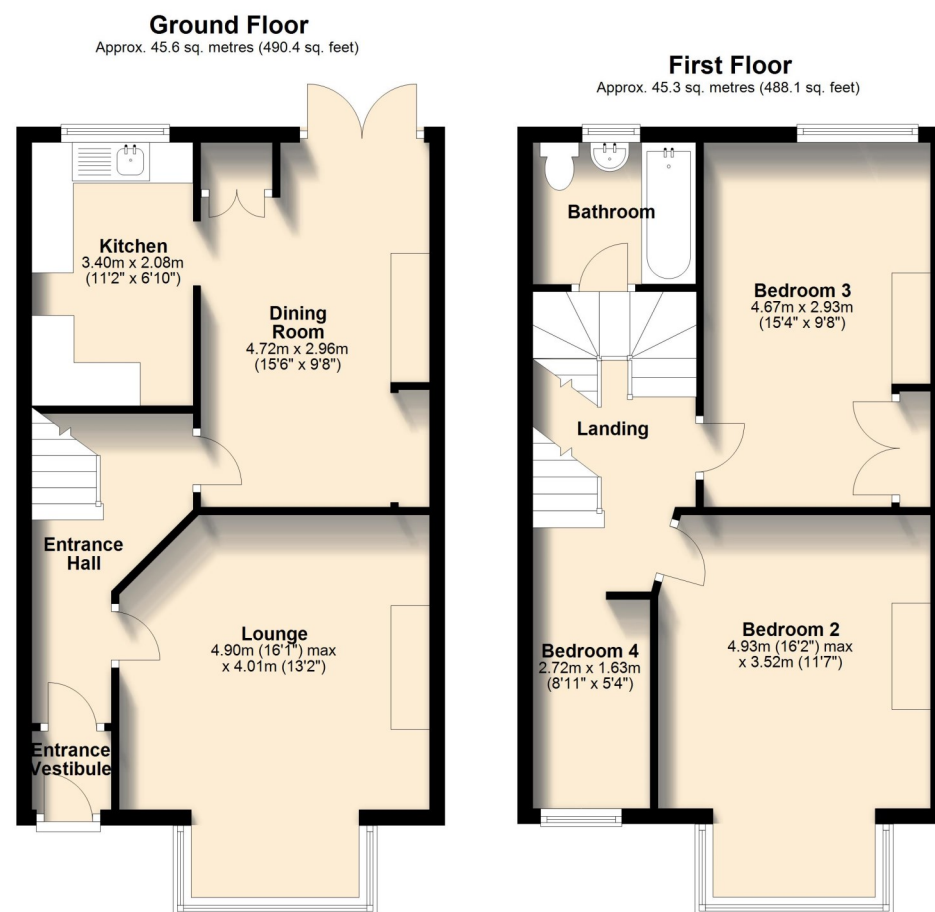
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

24/B/25 5659

Floor Plans...



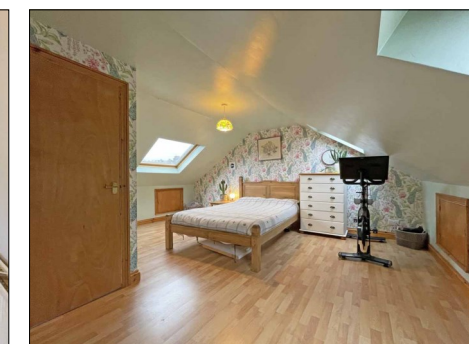
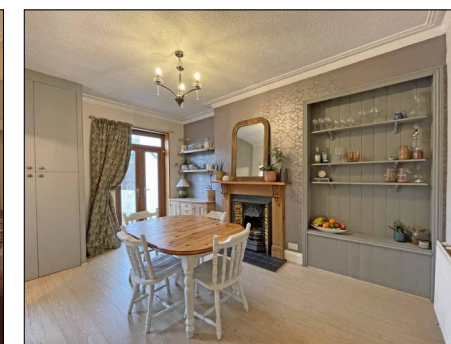
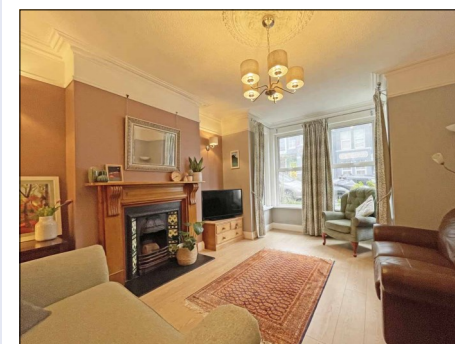
Further Information...

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

Draft Details – Not Approved & Subject To Change



**27 Edgumbe Park Road, Peverell,
Plymouth, PL3 4NL**

**POPULAR LOCATION
BEAUTIFULLY PRESENTED
PERIOD FEATURES
FOUR BEDROOMS
TWO RECEPTIONS
NO ONWARD CHAIN**

We feel you may buy this property because...
'Of the spacious, well-presented accommodation on offer.'

**Offers In Excess Of
£310,000**

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			
		58	76
England & Wales			
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

Number of Bedrooms
Four Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
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: £3,000
Second Home or Investment Property: £18,500

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
///slip.frogs.others

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Very Low Risk

Maximum Broadband Available
Download Speed: 1800Mbps
Upload Speed: 1000Mbps

Introducing...

This beautifully presented and spacious period home boasts accommodation arranged over three floors. Internally the property offers a bay fronted lounge, separate dining area, kitchen, four bedrooms (three doubles) and a bathroom. Further benefits include several period features, including open fireplaces, double glazing, gas central heating and externally there is a good-sized walled courtyard garden. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate this beautiful, family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A hardwood, part glazed entrance door opens into the entrance vestibule.

ENTRANCE VESTIBULE

With feature tiled flooring, dado rail, coving to ceiling, half glazed door opening into the entrance hall.

ENTRANCE HALL

With radiator, decorative corbels, cornice style, stairs rising to the first-floor landing with a decorative newel post and under-stairs storage cupboard.

LOUNGE

4.90m (16'1") max x 4.01m (13'2")

A lovely bay fronted room with double glazed bay window to the front, feature open fireplace set within a decorative surround, radiator, wood effect laminate flooring, picture rail, wall lights, coving to ceiling with ceiling rose.

DINING ROOM

4.72m (15'6") x 2.96m (9'8")

With feature open fireplace set within a decorative surround, shelving into alcove, built in storage cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, radiator, wood effect laminate flooring, coving to ceiling, uPVC glazed double doors opening onto the rear courtyard garden, open plan into the kitchen.



KITCHEN

3.40m (11'2") x 2.08m (6'10")

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, spaces for fridge/freezer, washing machine and cooker, retractable cooker hood, double glazed window to the rear, tiled flooring.

FIRST FLOOR

LANDING

With stairs rising to the second-floor landing.

BEDROOM 2

4.93m (16'2") max x 3.52m (11'7")

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

BEDROOM 3

4.67m (15'4") x 2.93m (9'8")

A second double bedroom, with double glazed window to the rear, built in storage cupboard, picture rail, coving to ceiling.

BEDROOM 4

2.72m (8'11") x 1.63m (5'4")

With double glazed window to the front, radiator, coving to ceiling.



BATHROOM

2.11m (6'11") x 1.83m (6')

Fitted with a three-piece suite comprising panelled bath with separate shower above, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, obscure double-glazed window to the rear, radiator, coving to ceiling, ceiling rose.

SECOND FLOOR

LANDING

Door to bedroom 1.

BEDROOM 1

5.41m (17'9") max x 4.71m (15'5") max

Another double bedroom with sloping ceilings, double glazed Velux windows to the front and rear, wood effect laminate flooring, access to eaves storage space.

OUTSIDE:

FRONT

To the front is a small garden area with a feature tiled pathway leading to the covered main entrance.

REAR

The rear opens to a good sized, walled courtyard garden measuring **9.25m (30'4") x 5.54m (18'2")**. There are paved patio and gravelled areas with a gate giving rear access to the service lane.