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Opening Hours

Monday - Friday

9.15am—5.30pm

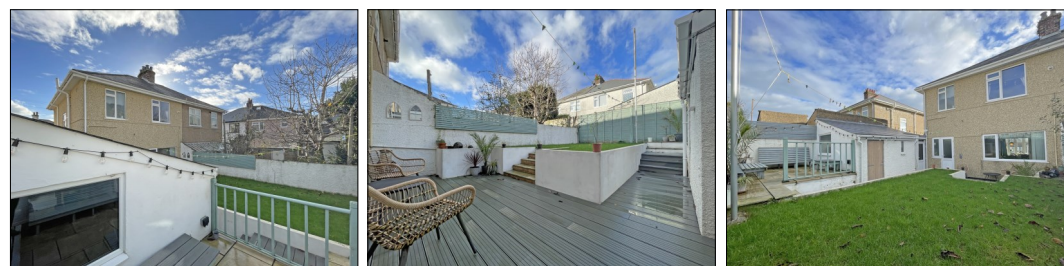
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

19/K/25 5835



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



**40 Langhill Road, Peverell,
Plymouth, PL3 4JH**

**SEMI DETACHED HOUSE
THREE BEDROOMS
BEAUTIFULLY PRESENTED
KITCHEN/DINING ROOM
TANDEM GARAGE AND DRIVEWAY
CLOSE TO HYDE PARK SCHOOL
ENCLOSED REAR GARDEN**

We feel you may buy this property because...

'Of the popular, central location and beautiful accommodation on offer.'

**Offers In Excess Of
£375,000**

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Driveway and Garage

Outside Space
Enclosed Rear Garden

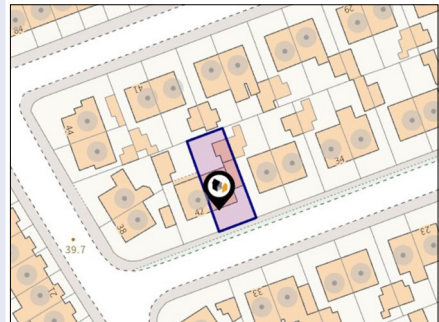
Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: £3,750
Main Residence: £8,750
Home or Investment
Property: £27,500

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

Title Plan Guideline



Introducing...

Plymouth Homes are delighted to present to the market this beautifully presented classic 1930’s semi detached house. Situated in the heart of the Peverell, the property is within close proximity to an array of local amenities, Central Park and Hyde Park Schools. Internally, the accommodation comprises porch, entrance hall, bay fronted lounge with feature log burner, kitchen/dining room with breakfast bar, three bedrooms, bathroom and separate WC. Further benefits include double glazing and central heating. Externally, there is an integral tandem double garage, private driveway and enclosed rear garden. Plymouth Homes would strongly recommend an internal inspection of this beautiful home to appreciate everything it has to offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
A uPVC glazed entrance door opens into the porch.

PORCH
1.94m (6'4") x 1.00m (3'3")
With double glazed windows to the front and sides, windows and door into the entrance hall.

ENTRANCE HALL
With radiator, stairs rising to the first-floor landing with an under-stairs storage cupboard, door into the lounge, opening into the kitchen area, door into the tandem garage.

LOUNGE
4.75m (15'7") into bay x 3.80m (12'6")
A lovely bay fronted room with double glazed bay windows to the front, feature log burner with wooden mantle above, radiator, picture rail, sliding doors into the kitchen/dining room.

KITCHEN/DINING ROOM
5.74m (18'10") x 3.89m (12'9")
A lovely spacious and remodelled room fitted with a matching range of base and eye level units with worktop space above, breakfast bar, sink unit with single drainer and mixer tap, tiled splashbacks, fitted hob with cooker hood above, double glazed windows to the rear, radiator, uPVC glazed double door opening onto the rear garden.



FIRST FLOOR

LANDING
With uPVC double glazed window to the side, access to the loft space.

BEDROOM 1
4.77m (15'8") into bay x 3.51m (11'6")
A good size double bedroom with double glazed bay window to the front, radiator, picture rail, built in cupboard.

BEDROOM 2
3.89m (12'9") x 3.00m (9'10")
A second double bedroom with double glazed window to the rear, radiator, picture rail, storage cupboards.

BEDROOM 3
2.70m (8'10") x 2.16m (7'1")
A single bedroom with double glazed window to the front, radiator.

BATHROOM
2.24m (7'4") x 1.86m (6'1")
Fitted with a 2-piece suite comprising panelled bath with shower over, shower screen, tiled walls, pedestal wash hand basin, obscure double-glazed window to the rear, heated towel rail, recessed ceiling spotlights.

SEPARATE WC
With low level WC, obscure double-glazed window to the side, part tiled walls.



OUTSIDE:

FRONT
The front of the property is approached via a private driveway leading to the main entrance and the garage. There is a gravelled garden area and to the left of the house.

REAR
At the rear there is a beautiful landscaped garden measuring **5.79m (19’05’’) in width x 8.83m (29’04’’) in length**. There are paved and decked seating areas aswell as an area that is laid to lawn.

GARAGE
2.43m (8’0’’) x 10.66m (35’07)
A tandem double garage with light and power and double garage doors with potential to utilise office space or child play area, subject to relevant planning consents.

