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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

28/K/25 5840

Floor Plans...



PLYMOUTH HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



THREE BEDROOMS
MODERNISATION REQUIRED
CENTRAL HEATING
DOUBLE GLAZING
UTILITY ROOM
GARAGE
ENCLOSED GARDEN

9 Pennycross Park Road, Peverell,
Plymouth, PL2 3NF

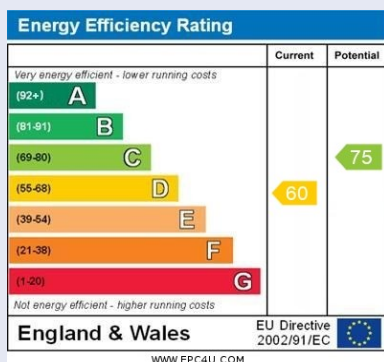
We feel you may buy this property because...

‘Of the potential on offer to make this a lovely home in a desirable Peverell location.’

£250,000

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

Number of Bedrooms
Three Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
Walled Garden

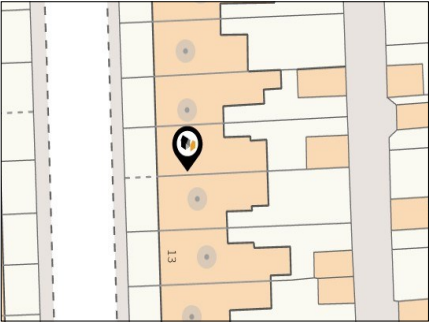
Council Tax Band
B

Council Tax Cost 2025/2026
Full Cost: £21,808.67
Single Person: £1,356.50

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,500
Home or Investment
Property: £15,000

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 mid terraced home situated in Peverell. Being offered to the market with no onward chain, the property requires modernisation throughout but has plenty of potential to be a lovely family home. Internally, the accommodation comprises entrance porch, bay fronted living room, dining room, kitchen, utility room, three bedrooms, bathroom and separate WC. Further benefits include an enclosed garden, garage, double glazing and gas central heating. Plymouth Homes would strongly recommend an internal inspection to appreciate the accommodation and location on offer aswell as the fantastic opportunity to put your own stamp on this charming home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via an obscure glazed front door opening into the entrance porch.

ENTRANCE PORCH

1.19m (3'11") x 1.09m (3'7")

With door opening into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing, under-stairs storage cupboard.

LIVING ROOM

4.68m (15'4") max x 3.85m (12'8")

A bay fronted room with double glazed bay windows to the front, radiator, picture rail, coving to the ceiling, coal effect electric fireplace.

DINING ROOM

3.94m (12'11") x 3.22m (10'7")

With double glazed window to the rear, radiator, picture rail, coving to ceiling.

KITCHEN

3.31m (10'10") x 2.89m (9'6")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge and dishwasher, plumbing for washing machine, integrated fridge, space for freezer, wall mounted boiler serving the heating system and domestic hot water, fitted oven and four ring gas hob



with cooker hood above, built in storage cupboard. window to side.

UTILITY ROOM

3.08m (10'1") x 1.74m (5'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap and single drainer, tiled splashbacks, plumbing for washing machine.

FIRST FLOOR

LANDING

With access to two separate loft spaces.

BEDROOM 1

3.92m (12'10") x 3.60m (11'10")

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

BEDROOM 2

3.94m (12'11") x 3.22m (10'7")

A second double sized bedroom with double glazed window to the rear, built-in wardrobe, radiator.

BEDROOM 3

3.31m (10'10") x 2.17m (7'2")

A single bedroom with double glazed window to the rear, fitted wardrobes, storage cupboard, radiator.

BATHROOM

2.96m (9'9") x 1.34m (4'5")

Fitted with a two-piece suite comprising panelled bath with shower above, shower screen, obscure double-glazed window to the front, radiator, partially wood panelled walls, partially tiled walls.



SEPARATE WC

With low level WC, obscure double-glazed window to the side.

OUTSIDE:

FRONT

The front of the property is approached via a pathway with a low maintenance area of gravel.

REAR

The rear opens to an enclosed easterly facing low maintenance garden with patio seating area measuring **14.93m (49'07") in length x 5.81m (17' 00")** at the longest and widest points and with access to the single garage.

AGENT’S NOTE

We’re aware that the title for the property is unregistered and will be amended during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

