



Falcon

01752 600444

20 Wembury Park Road

Peverell, Plymouth, PL3 4NG

Guide Price £325,000 - £335,000





In Brief

A fabulous spacious, highly characterful 3 bed family home, gorgeous sunny garden

Reception Rooms	Large living room, separate dining room and stunning Kitchen / breakfast room	Parking	On street parking
Bedrooms	Three good sized bedrooms	Council Tax	C
Heating	Gas central heating		
Area	1158 Sq Ft		
Tenure	Freehold		

Description

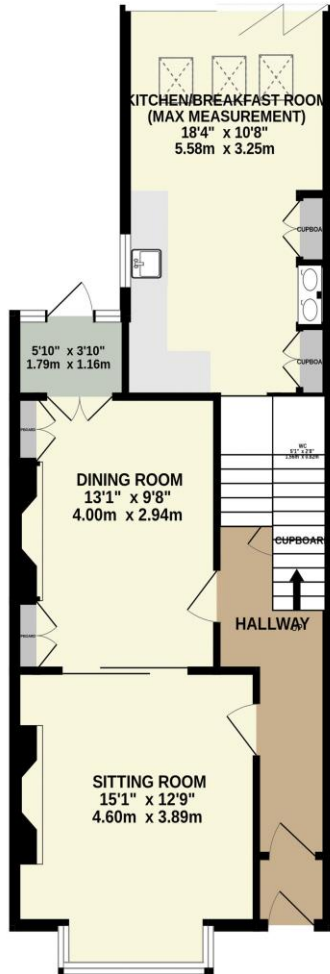
Located in this highly sought Peverell road is this beautiful example of a Victorian / Edwardian characterful family home. The reception hallway sets the scene well with it's stripped wooden flooring and striking staircase whilst the entrance porch has the original dado inset tiling and mosaic floor tiling which is also on the path leading to the front door. the living room is gorgeous with a period style fireplace as a focal point, stunning ceiling features and stripped wooden flooring which continues through the sliding original divider doors into the separate dining room which has a lovely matching period fireplace. Double doors open into a small lean to rear porch area. The kitchen has been extended to include a wonderful breakfast room end with 3 skylights and bifold doors allowing the sun to flood in. the kitchen is really striking in green with a range of integral appliances such as the washing machine, dishwasher oven and hob, all finished off with solid wood block work tops. there is a wonderful, original period range fitted to the chimney breast making a great focal point with original cupboards either side. To complete the accommodation to the ground floor there is a w/c nicely hidden in the understairs cupboard. Off the first floor landing to the rear you have a spacious beautifully fitted contemporary bathroom with a fitted shower over the bath. Off the main landing you have three good sized bedrooms and an original cupboard built in to the landing. the property comes with gas central heating and upvc double glazing Outside to the rear there is a brilliantly sunny courtyard garden which has been stylishly laid to decking with some large and striking shrubbery and palm trees giving this garden some real stand out 'wow'!The house is perfectly positioned close to Plymouth's Central park whilst also being close to the ever popular Hyde Park primary School and Plymouth's Life Center. the house is being sold with NO ONWARD CHAIN

Need A Mortgage?

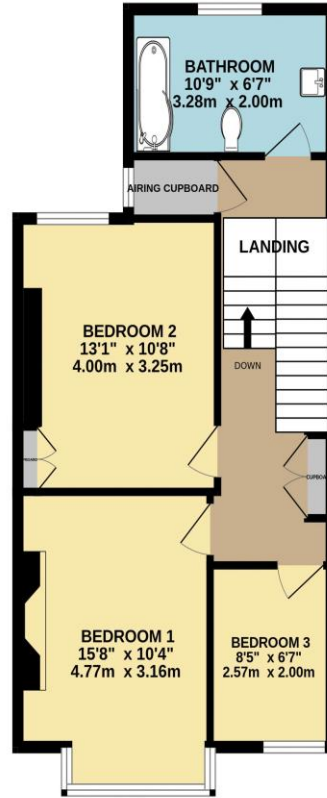
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Floor Plans

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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