



Falcon

01752 600444

34 Wembury Park Road

Peverell, Plymouth, PL3 4NG

Guide Price £250,000 - £260,000





In Brief

A fabulous, spacious 3 bedroomed terraced family home for updating, empty and NO CHAIN !

Reception Rooms	Living room, separate dining room + breakfast Room	Parking	On street parking
Bedrooms	3 bedrooms	Council Tax	C
Heating	Gas fires for heating		
Area	1123 Sq Ft		
Tenure	Freehold		

Description

Located in this fabulous and highly sought road is this fabulous 3 bedroomed terraced family home that has been with the same family for approx. 48 years! The house does now require a degree of updating and modernisation.

Off the reception hallway you have a large living room with a bay window to the front. The living room opens into the separate dining room, both rooms along with the hallway have exposed floorboards. To the rear of the house is a breakfast room which leads through to the kitchen. There is of course potential here to open up these two rooms to create one large kitchen / breakfast room subject to the usual local authority consents.

Off the first floor landing there are three bedrooms (2 doubles and a single) and a large family bathroom. The property comes with upvc double glazing.

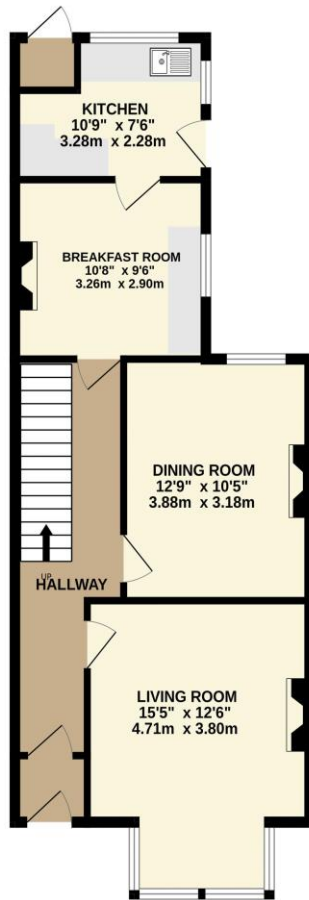
Outside to the rear there is an enclosed courtyard garden with a lovely sunny aspect.

Need A Mortgage?

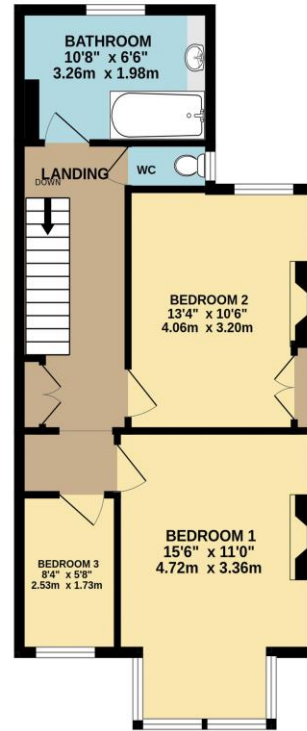
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ours is only £195 paid when you move!**

Floor Plans

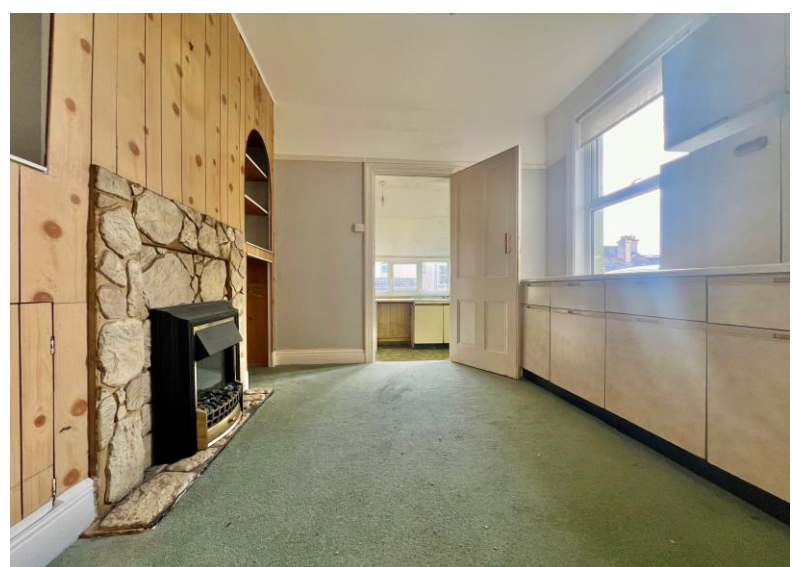
GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.3 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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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		87
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

