



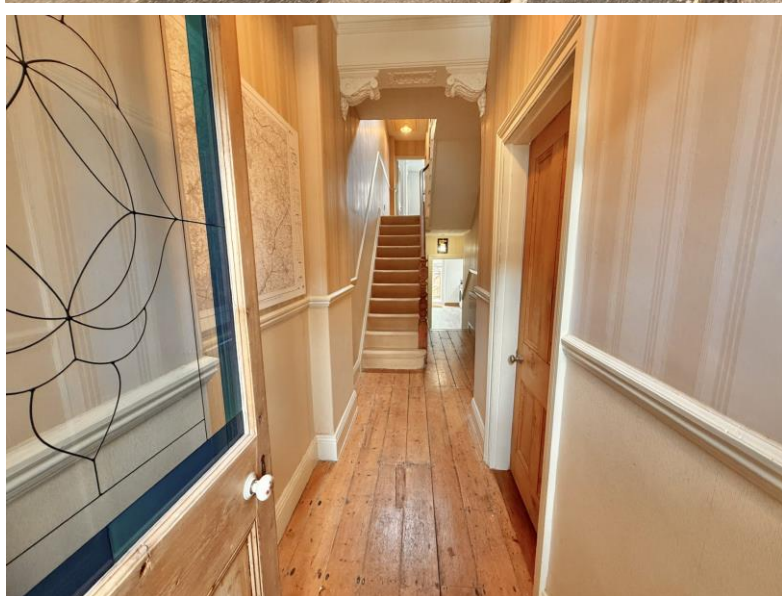
**Falcon**

01752 600444

**42 Westbourne Road**

Peverell, Plymouth, PL3 4LJ

**Offers in Excess of £290,000**







## In Brief

**Mid-Terraced period property.**

**Reception Rooms** Living room - Dining room

**Bedrooms** 3 Bedrooms

**Heating** Gas central heating

**Area** 1,140sqft

**Tenure** Freehold

**Parking** On street parking Off road for Motorbike

**Council Tax** C

## Description

Falcon our excited to bring to market this spacious 3 Bedroom Mid - Terraced property in the popular and sought after location Peverell. The property briefly comprises of entrance hall ,Living room with folding wooden doors through to the dining room. Ground floor W/C , Spacious Kitchen. The first floor has 3 Double bedrooms and a Four piece bathroom suite.Many original features including open fireplaces and stripped wooden flooring, high ceilings and decorative mouldings adding to the charm to the period property that reflects the era. Externally to the rear of the property is a traditional courtyard garden, but has the added benefit of being able to off road if desired a small car or motorbike. Being close to well regarded schools and access to Plymouths magnificent Central park on your doorstep this really is one to be viewed.

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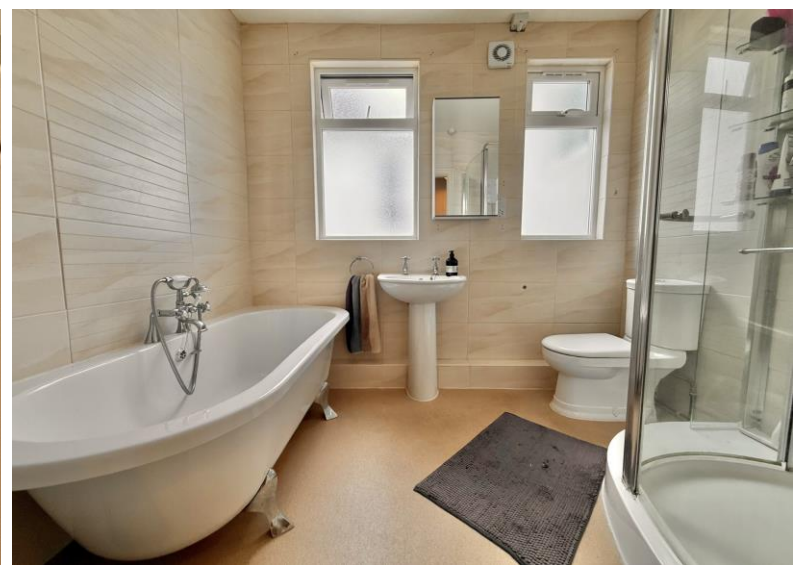
# Floor Plans



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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+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         | 81                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
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