



Falcon

01752 600444

26 Lydford Park Road

Peverell, Plymouth, PL3 4LQ

Guide Price £240,000 - £250,000





In Brief

Mid Terraced Well presented extended property

| | |
|------------------------|----------------------------------|
| Reception Rooms | Living room Kitchen- Dining room |
| Bedrooms | 3 Bedrooms |
| Heating | Gas central Heating |
| Area | 940sqft |
| Tenure | Freehold |

| | |
|--------------------|-------------------|
| Parking | On street Parking |
| Council Tax | B |

Description

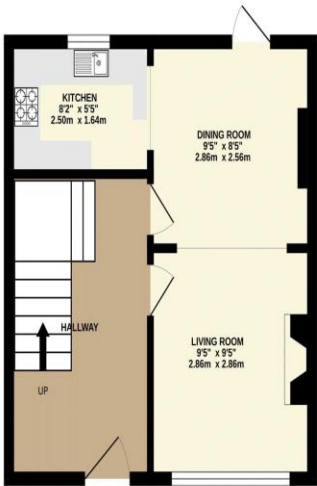
Lydford Park Road, Extended Three Bedroom Mid- Terraced Well presented property. Situated in the ever popular area of Peverell, just a stones throw away from Central Park and within easy reach of Plymouth City centre ,this beautifully presented and extended mid-terrace home offers space, character, and convenience in equal measure.The ground floor welcomes you with a bright entrance hallway leading to a spacious living room that flows into an open plan Kitchen / diner-Perfect for modern family living. Upstairs , the first floor hosts two generous sized double bedrooms and a family bathroom. A stand out feature of this home is the extended loft room , offering a large third bedroom with two Velux widows that flood the space with light, as well as ample storage in the eaves. Outside to the rear elevation the garden is a low maintenance and thoughtfully landscaped with paving, decorative boulders, and established shrubbery-an ideal spot for relaxing. located close to a highly regarded primary and secondary schools, this home combines excellent amenities, green open spaces and transport links. Perfect home for professionals, families or anyone seeking a vibrant yet peaceful property.

Need A Mortgage?

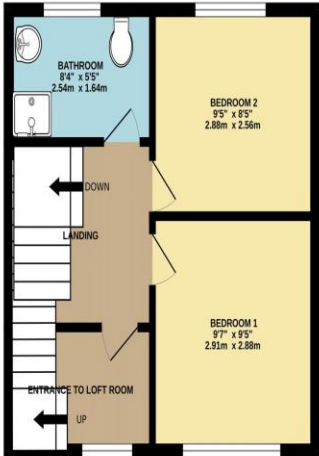
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

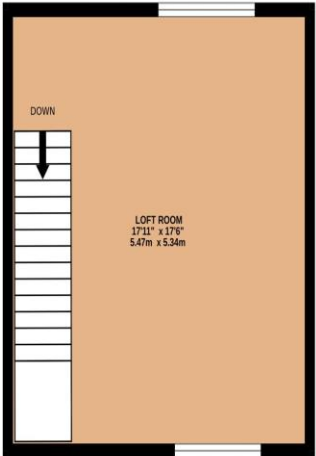
GROUND FLOOR



1ST FLOOR

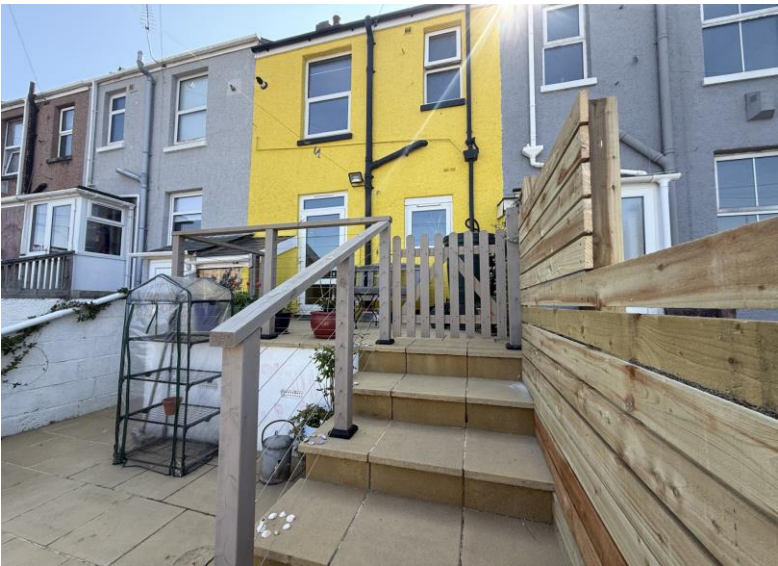


2ND FLOOR



FLOOR PLAN

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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 | | 90 |
| (81-91) B | | |
| (69-80) C | | 65 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |
| WWW.EPC4U.COM | | |

