



Falcon

01752 600444

54 Gifford Terrace Road

Peverell, Plymouth, PL3 4JE

Guide Price £290,000-£300,000





In Brief

Mid terraced

Reception Rooms Living room - Kitchen Diner

Bedrooms 3 Bedrooms

Heating Gas Central Heating

Area 2,142sqFt

Tenure Freehold

Parking On Street Parking

Council Tax C

Description

Welcome to this exceptional and generously proportioned Victorian mid-terrace home, offering an abundance of space and character across three impressive floors. Situated in the ever-popular Peverell area, this versatile property is ideal for growing families, multi-generational living, or those seeking flexible accommodation close to excellent local amenities. Upon entering the home, you're greeted by a spacious entrance hall leading to a large, elegant living room, a well-appointed kitchen - Dining room perfect for entertaining, a dedicated office space ideal for remote working, a contemporary family bathroom, and an additional WC. Downstairs, the expansive cellar level has been thoughtfully converted to provide a fantastic cinema room, a second utility area, and an additional dining space—ideal for guests or independent living arrangements. Upstairs, the top floor boasts three generously sized double bedrooms, each filled with natural light and period charm. The property is conveniently located within walking distance to sought-after primary schools, Mutley Plain, and a range of local shops and services. With excellent transport links to Plymouth City Centre, this impressive home offers both convenience and charm in equal measure. Early viewing is highly recommended to appreciate the size, flexibility, and prime location of this unique home

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Floor Plans

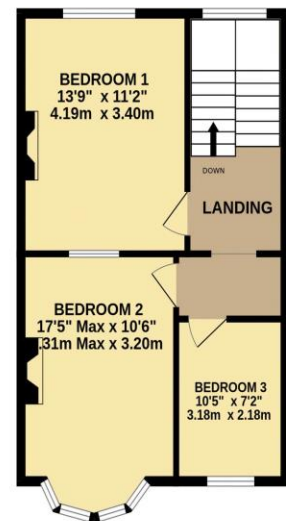
BASEMENT
712 sq.ft. (66.2 sq.m.) approx.



GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1986 sq.ft. (184.5 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		82
(69-80) C		
(55-68) D	62	
(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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