



Falcon

01752 600444

53 Holland Road

Peverell, Plymouth, PL3 4PQ

Guide Price £325,000-£350,000





In Brief

An Exceptionally Spacious & Beautifully presented Family home in Peverell

Reception Rooms Separate living room and Dining room

Bedrooms Three double bedrooms

Heating Gas Central Heating

Area 1685SQFT

Tenure Freehold

Parking On street parking

Council Tax C

Description

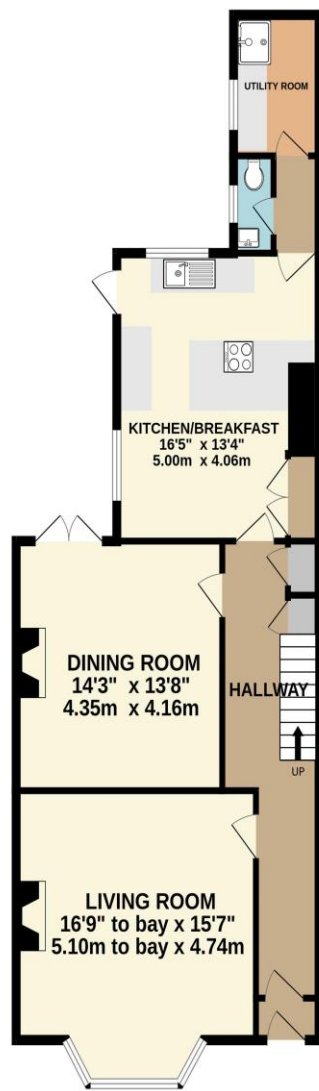
An extremely spacious and beautifully presented family home, perfectly positioned within the ever-popular area of Peverell, on the Peverell/Mannamoad border. This charming property offers three double bedrooms and is ideally situated close to local schools, shops, and just a short distance from both Mutley Park and Central Park. Larger than average for the area, this superb home is filled with character features, including feature fireplaces, detailed ceiling mouldings, and stunning carved wooden newel posts. Upon entering, you're greeted by a fantastic entrance vestibule leading through to a welcoming main hallway. To the front, there's a bright and spacious living room with a large bay window and a beautiful feature fireplace — the perfect space to relax and unwind. Further along the hallway is a separate dining room, again with a feature fireplace, and double doors opening out to the rear garden, creating a lovely flow for entertaining. The modern, stylish kitchen is beautifully presented, fitted with an excellent range of wall and base units complemented by solid wooden worktops. There's also a useful breakfast bar, utility area, and a convenient ground floor WC. Upstairs, you'll find three generous double bedrooms, with the master bedroom spanning the full width of the property — a truly impressive and light-filled space. The family bathroom is fitted with a four-piece suite, comprising a wash hand basin, bath, separate shower cubicle, and WC. Externally, the property boasts a low-maintenance rear garden, attractively laid with artificial grass, creating a fresh, tidy, and welcoming outdoor space. There's also a rear gate providing access to the service lane. A truly fantastic, character-filled family home, offering spacious accommodation, modern comforts, and charming period details throughout. Viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

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Floor Plans

GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.

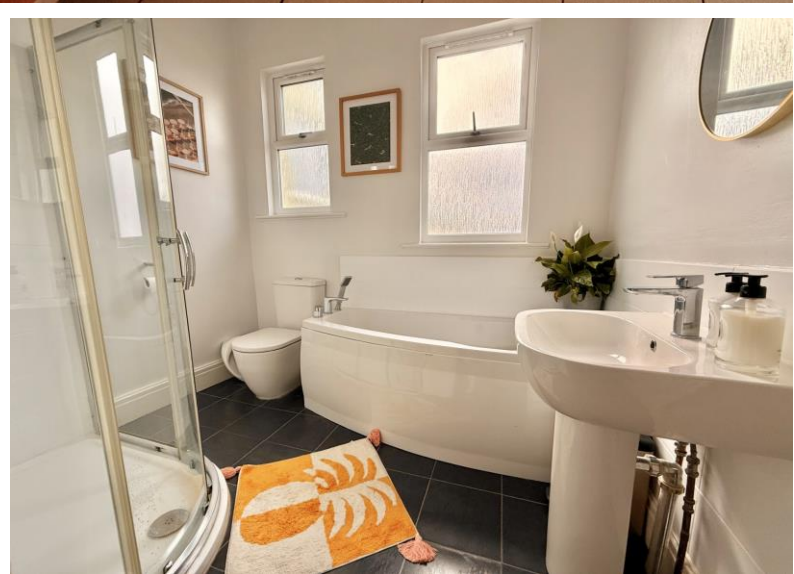


TOTAL FLOOR AREA : 1685 sq.ft. (156.6 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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