



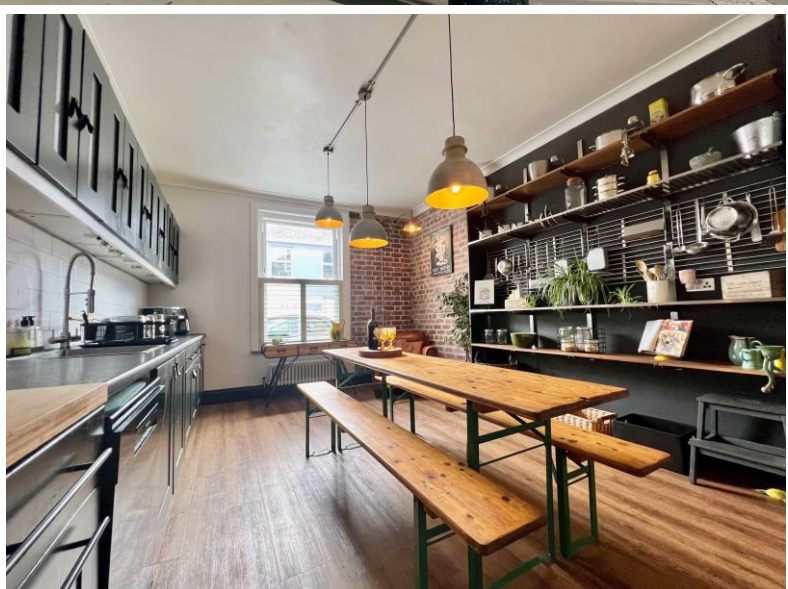
Falcon
fine

01752 600640

114 Peverell Park Road

Peverell, Plymouth, PL3 4NE

Guide Price £450,000 - £475,000





In Brief

Architecturally unique and hugely characterful 4 double bedroomed family home

Reception Rooms Really good sized living room and separate dining room.

Bedrooms 4 double bedrooms

Heating Gas central heating

Parking Off road parking space

Area 1990 sq ft

Council Tax D

Tenure Freehold

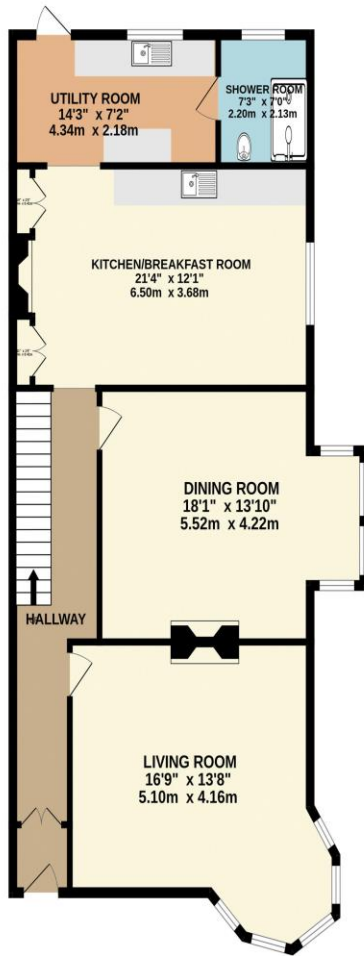
Description

Located in this exceptional residential location is this beautiful and architecturally unique end terraced period property. Known locally as the 'house with the turret' this really is an exceptionally individual property and completely unique in the city of Plymouth. As you approach the house you will see that it has a lovely front garden that sets it back nicely from the road. The reception hallway is fabulous with its original tiled floor and striking ceiling features and staircase. The living room is a great size with the large bay window on the corner. The room has a large period fireplace as a focal point with an open grate. There is a separate dining room with a bay window to the side elevation. The kitchen is so lovely, a good size with a strong character feel with exposed brick work to one corner. Beyond the kitchen is a utility room with a door to the garden. There is a downstairs shower room which is really well fitted with a double shower room and a tiled floor. As you arrive on the first floor you can not but be impressed with the sizeable landing and staircase, sets the scene well. There are 4 double bedrooms with the main bedroom to the front measuring 21'3 x 11'5 plus the fabulous bay window in the corner. The family bathroom is beautiful with a freestanding roll edge bath plus a large walk in shower cubicle. The property comes with gas central heating and upvc double glazing. Outside to the rear there is a lovely enclosed courtyard garden with a gate to the side and a useful garden store room with a window. At the side of the property you have off road parking which is a huge benefit! The property directly overlooks Central Park and is close to Hyde Park Primary School and numerous shops and facilities including doctors, dentists and churches. This really is a wonderful property that we would urge you to take a look at!

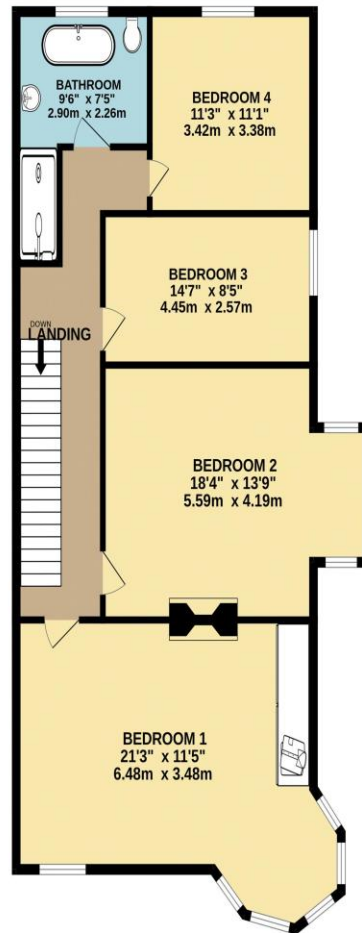
Need A Mortgage?

Floor Plans

GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
998 sq.ft. (92.7 sq.m.) approx.

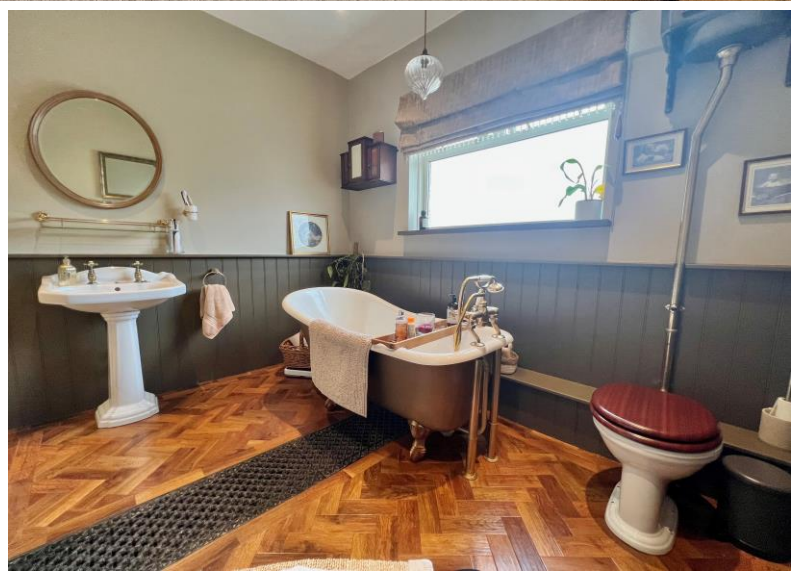
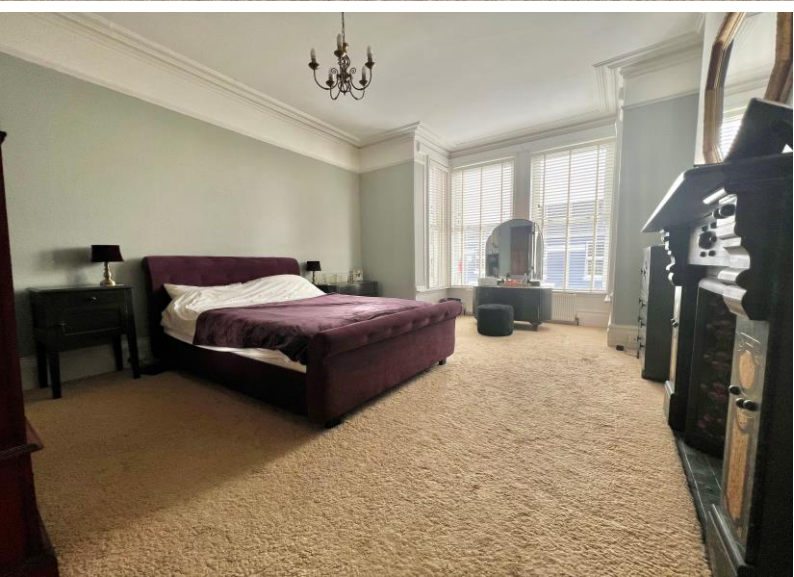


TOTAL FLOOR AREA - 1990 sq.ft. (184.9 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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