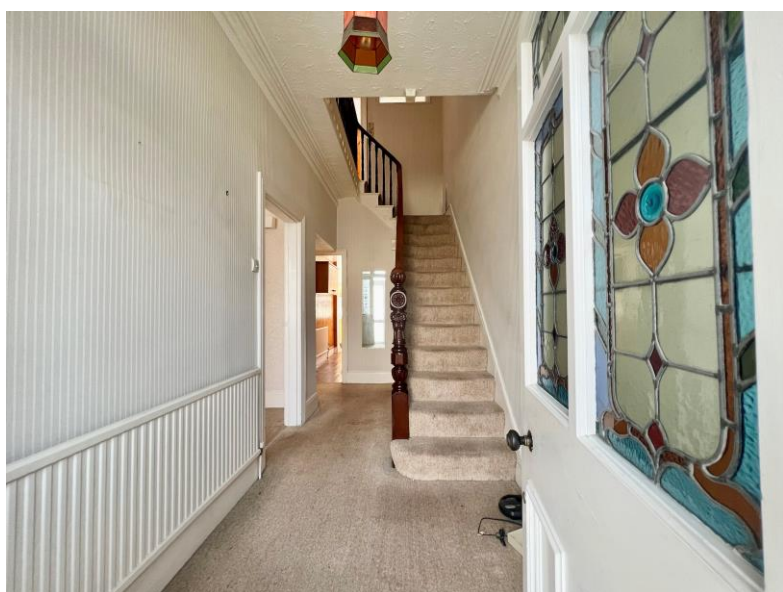




# Falcon

01752 600444

**29 Trelawney Road**  
Peverell, Plymouth, PL3 4JT  
£250,000







## In Brief

**A classic period family home in need of updating and modernisation. GARAGE**

**Reception Rooms** Large living room plus separate dining room

**Bedrooms** Three good sized bedrooms

**Heating** Gas central heating

**Parking** On street parking

**Area** 1210 sq ft

**Council Tax** C

**Tenure** Freehold

## Description

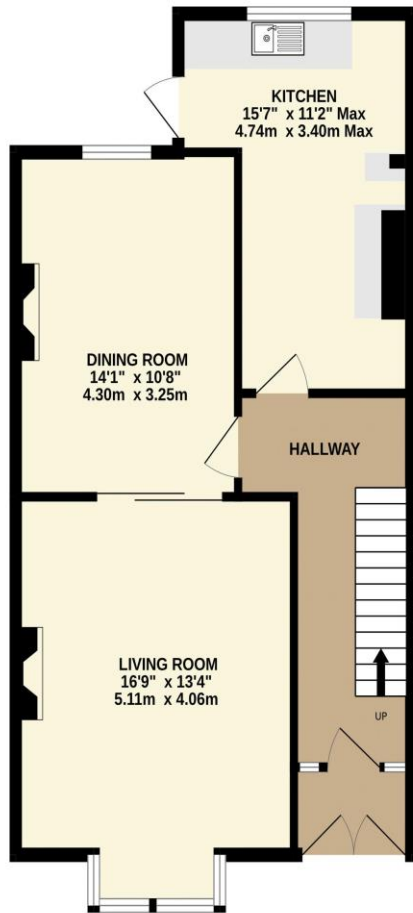
Located in this exceptional residential area is this wonderful 3 bedroomed terraced period family home. The property has been in the same family for over 40 years and now requires a degree of updating and modernisation. Once through the front door you will find a gorgeous reception hallway with a lovely staircase and ceiling features. The living room is a good size with sliding doors to the separate dining room. The kitchen is also a good size with a number of fitted cupboards and a door to the rear courtyard. Off the first floor there are three good sized bedrooms and a shower room with a large modern walk in shower cubicle. The property comes with gas central heating and upvc double glazing. Outside to the rear there is an enclosed courtyard plus a larger than average GARAGE 20'1 x 9'8. The property is brilliantly positioned within easy reach of Hyde Park Primary School and Plymouth's Central Park.

**Need A Mortgage?**

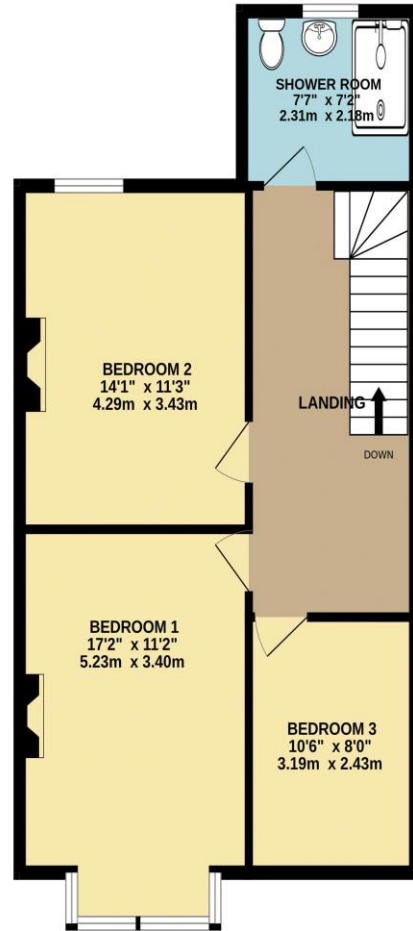
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

# Floor Plans

GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

**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)                                    | <b>A</b> |         |                         |
| (81-91)                                     | <b>B</b> |         | 86                      |
| (69-80)                                     | <b>C</b> | 66      |                         |
| (55-68)                                     | <b>D</b> |         |                         |
| (39-54)                                     | <b>E</b> |         |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| Not energy efficient - higher running costs |          |         |                         |
| England, Scotland & Wales                   |          |         | EU Directive 2002/91/EC |

