



14 St. Martins Avenue, Peverell, Plymouth, Devon, PL3 4QS



Offers Over £220,000



Situated in the ever-popular Peverell area of Plymouth, this substantial mid-terraced home occupies a convenient location close to well-regarded schools, local shops, and just a short distance from Central Park and its excellent leisure facilities.

Offering spacious accommodation throughout, the property comprises a welcoming lounge, a separate dining room, breakfast room, and kitchen on the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom.

A particular feature of the property is the large cellar, which benefits from excellent head height and offers tremendous potential for a variety of uses, subject to any necessary consents.

Externally, the property enjoys an enclosed walled rear garden, providing a private outdoor space.

The property now requires a programme of modernisation and general refurbishment, presenting an excellent opportunity for buyers looking to create a home to their own specification or for investment purposes.

To ensure the property meets your requirements, we recommend viewing the accompanying video tour before arranging an internal inspection. Early viewing is advised to appreciate the space, potential, and sought-after location on offer.



To view this property call Lang Town & Country Estate Agents on **01752 256000**

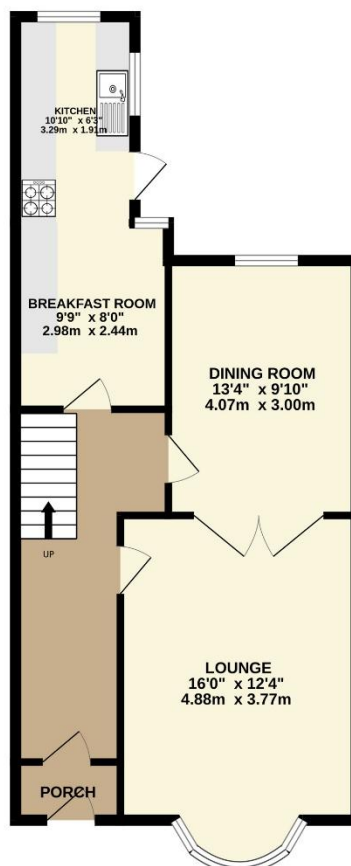
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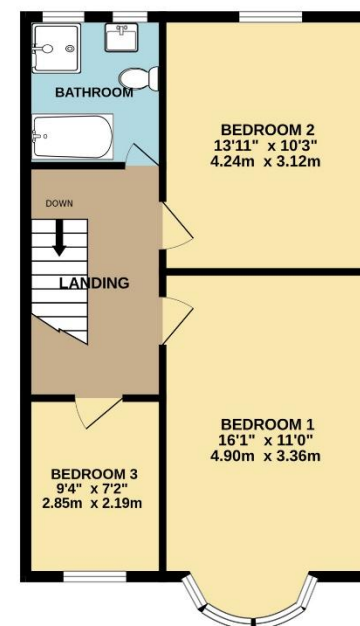
BASEMENT
241 sq.ft. (22.3 sq.m.) approx.



GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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