



**Francis Stuart**

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## Westbourne Road, Plymouth, PL3 4LJ

£260,000

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A substantial period home in the heart of Peverell, offering three bedrooms, two reception rooms and no onward chain, with generous space throughout and clear scope to update and add value.

A substantial period home in the heart of Peverell, offering generous space, strong fundamentals and a genuine opportunity to refurbish and reconfigure to suit modern living, all with the advantage of no onward chain.

The property has been well maintained over time but would now benefit from a full programme of updating. As you enter, the home immediately feels solid and well cared for, with generous proportions throughout. The existing layout provides a great starting point, with a bay-fronted lounge, separate dining room and a kitchen with adjoining breakfast room to the rear, a space that lends itself well to opening up

**Floor Area**  
1441 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£0 per annum

**Ground Rent**  
£0 per annum

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and creating a more contemporary kitchen dining family area if desired. A ground floor WC adds further practicality.

Upstairs, there are three well proportioned bedrooms, along with both a main bathroom and separate shower room, offering flexibility for redesign depending on a family's needs.

Externally, the property benefits from an enclosed rear garden, useful outbuildings and a garage to the rear, which is a real advantage in this location.

Set within Peverell, one of Plymouth's most consistently in demand residential areas, the property enjoys a great balance of community feel and convenience. You are within easy walking distance of Central Park, offering open green space, walking routes and access to the Life Centre, while Home Park, home of Plymouth Argyle, is also close by. For families, the property is well positioned for Hyde Park Primary School, further strengthening its long term appeal.

Overall, this is a home that works on multiple levels, solid and well kept, yet offering clear scope to modernise, reconfigure and add value over time.

#### Title note:

We recommend that first registration is dealt with by the buyer's solicitor during the conveyancing process. The seller's solicitors already hold the title deeds, ensuring the process can move forward without delay.

- Period Home with bay frontage
- No Oward Chain
- Three Bedrooms
- Two reception rooms Kitchen with adjoining breakfast room
- Ground floor WC
- Garage to the rear
- Enclosed rear garden
- Approx. 1,441 sq ft / 133.9 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

