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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

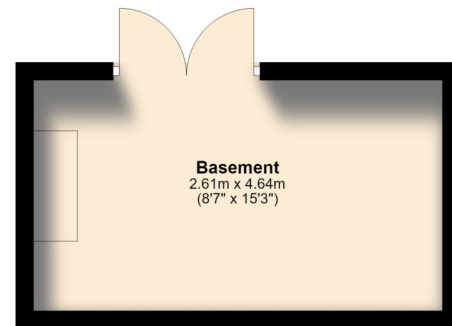
Our Property Reference:

07/H/26 6035



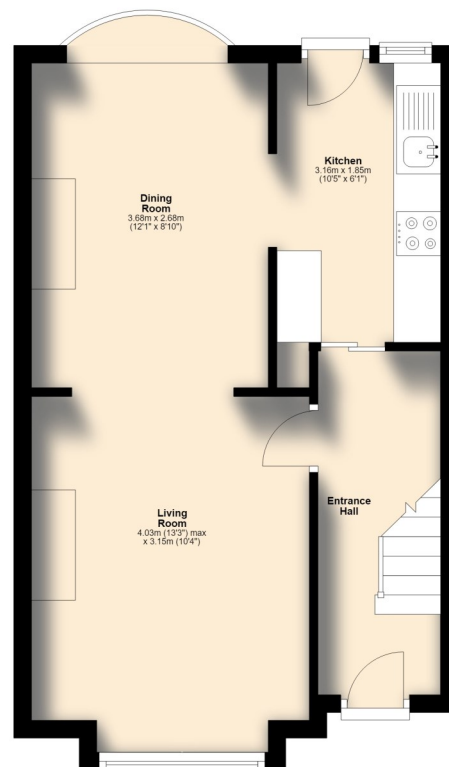
Basement

Approx. 12.1 sq. metres (130.5 sq. feet)



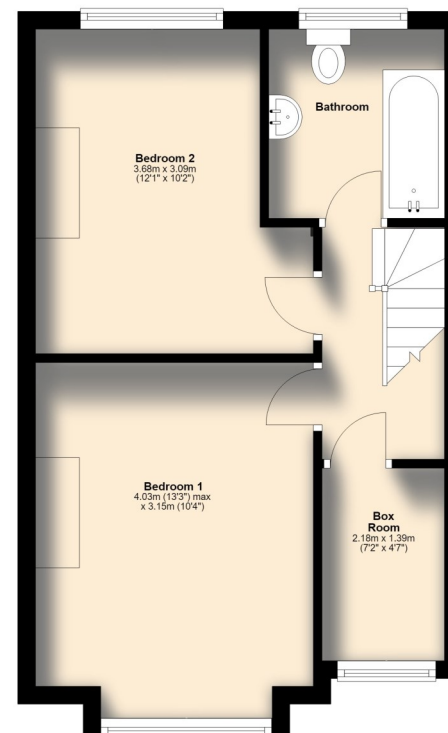
Ground Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

PLYMOUTH HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



WELL PRESENTED
BAY FRONTED LIVING ROOM
DINING ROOM WITH BAY
TWO/THREE BEDROOMS
VERSATILE BASEMENT
LOVELY GARDEN
CLOSE TO CENTRAL PARK

40 Lydford Road, Peverell,
Plymouth, PL3 4LQ

We feel you may buy this property because...
'Of its popular location and proximity to Central Park.'

£270,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two/Three Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Enclosed Garden

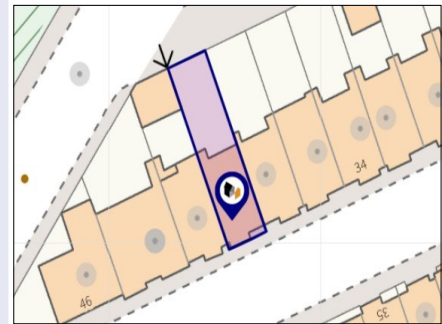
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,500
Home or Investment
Property: £15,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

Plymouth Homes are delighted to present this well-presented and deceptively spacious, mid terraced house which is located within close proximity of Central Park. In brief, the accommodation comprises entrance hall, living room, dining room, kitchen, two bedrooms, additional box room/nursery and family bathroom. To the rear there is an attractive garden area with views towards Central Park, there is also a useful basement/utility area accessed from the garden along with additional outside workshop/storage room. Plymouth Homes strongly recommend an internal inspection to appreciate the accommodation and location on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed front door which provides access into the entrance hall.

ENTRANCE HALL

With radiator, wooden floorboards, stained glass window to the front, radiator, picture rail, stairs rising to the first-floor landing with under stairs storage cupboards.

LIVING ROOM

4.03m (13'3") max x 3.15m (10'4")

With double glazed box window to the front, picture rail, coving to ceiling, feature log burner, open plan into the dining room.

DINING ROOM

3.68m (12'1") x 2.68m (8'10") max

With double glazed bay window to the rear with inset window seat enjoying the outlook, radiator, picture rail, coving to ceiling, open plan into the kitchen.

KITCHEN

3.16m (10'5") x 1.85m (6'1")

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit, plumbing for dishwasher, space for fridge and freezer, fitted oven and four ring gas hob with cooker hood above, double glazed window to the rear, part glazed stable door opening to a covered rear porch with steps descending to the rear garden.



FIRST FLOOR

LANDING

With retracting loft ladder accessing the boarded loft area.

BEDROOM 1

4.03m (13'3") max x 3.15m (10'4") max

A lovely sized double bedroom with double glazed box window to the front, radiator, picture rail, coving to ceiling.

BEDROOM 2

3.68m (12'1") max x 3.09m (10'2") max

A further double bedroom with double glazed window to the rear, radiator, picture rail.

BOX ROOM/NURSERY

2.18m (7'2") x 1.39m (4'7")

With double glazed window to the front, picture rail.

BATHROOM

2.14m (7') x 1.99m (6'6")

Fitted with a three-piece suite comprising panelled bath with shower above and shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, obscure double-glazed window to the rear, radiator, chrome radiator/towel rail.

LOFT AREA

A fully boarded loft area with skylight windows to the front and rear, power supply and lighting, access to boarded eaves storage.



OUTSIDE:

REAR

The rear opens to a good-sized, attractive garden enjoying the outlook towards Central Park and measuring approximately **4.57m (15'07") in width x 7.31m (24'07") in length**. Steps descend from the kitchen to a paved seating area and decked walkway accessing the basement, workshop and a gate giving rear access.

BASEMENT/UTILITY

4.64m (15'3") x 2.61m (8'7")

A useful, versatile basement space with recessed ceiling spotlights, wall mounted boiler serving the heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer.

WORKSHOP

A versatile space, measuring **1.82m (6'08") x 3.45m (11'04")**, currently used as a workshop, but equally suited to secure storage.

