

lukeboon.expuk.com  
01752 295996  
07810 601815 (WhatsApp)  
luke.boon@expuk.com

Facebook - lukeboonestateagent  
Instagram - @lukeboonestateagent  
Youtube - @lukeboonestateagent

# LUKE BOON

POWERED BY  
**exp** <sup>UK</sup>  
*Personal Estate Agent*



3 BEDROOMS



3 RECEPTION ROOM



1 BATHROOM



1603 SQ.FT



FREEHOLD

## POUNDS PARK ROAD PEVERELL PL3 4QR OFFERS OVER £310,000

Well presented three bedroom,  
Edwardian home. Three reception  
rooms, open plan kitchen/dining room,  
period features, south facing garden &  
no onward chain



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Located in the heart of the city, Pounds Park Road is a popular residential area in Peverell. Offering easy access into the City Centre, plus Mutley Plain and Central Park.

With a host of local amenities located in Peverell, including national and local traders, bus routes and local schooling located close by.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

## The Property

You enter the property into an entrance porch which has a tiled floor and a wooden door leading into the main entrance hall. There is space for shoes and coats. The entrance hall leads through to the lounge and the open plan kitchen/dining room and has stairs leading up to the first floor. There is a hidden doorway leading down to the basement reception room and the 'pub/store room'.

Located at the front of the property is the lounge which is an excellent size and has a wide range of period features and a large bay window to the front elevation.

At the rear of the property is the open plan kitchen/dining room which runs the full width of the property. The kitchen has a wide range of storage cupboards with a solid wood work surface over and a range of integral appliances including a dishwasher and a washing machine. There is space for a standalone fridge/freezer and a range cooker. There are French doors leading through to a sun room which is a good size and has triple aspect windows and a tiled floor.

Upstairs, the first floor landing leads through to all three bedrooms and the family bathroom. There is a loft hatch.

Bedroom one is located at the front of the property and has a feature fireplace and a large bay window to the front elevation. Bedroom two is also a good size and has a

large window to the rear elevation, giving views towards Plymouth Sound. There is a large built in storage cupboard. Bedroom three is a large single room and is located at the front of the property.

The bathroom is newly installed with a panelled bath with a shower overhead, a low level wc and a hand wash basin. There is an extraction fan, heated towel rail and an obscured window to the rear elevation.

The basement has two large rooms. The main room has a window to the rear elevation and a door leading out onto the rear garden. There is a downstairs wc and a shower cubicle which has been disconnected.

There is an additional storage room which is currently set up as a 'pub'. The pub has a flagstone floor, power and lighting. There is potential to create one large open plan room by removing the internal wall (subject to planning permission and building regulations).

## Outside

The rear garden is mainly laid to lawn and is south-facing. There is a gate leading out to a rear service lane. There is a large storage shed.

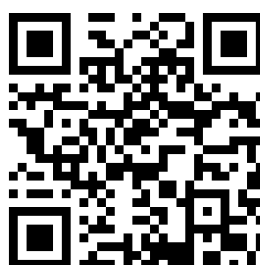
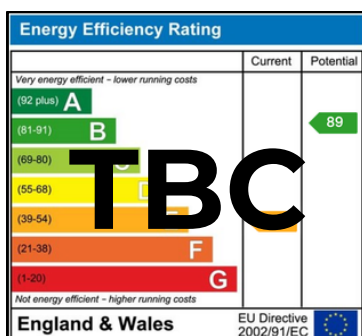
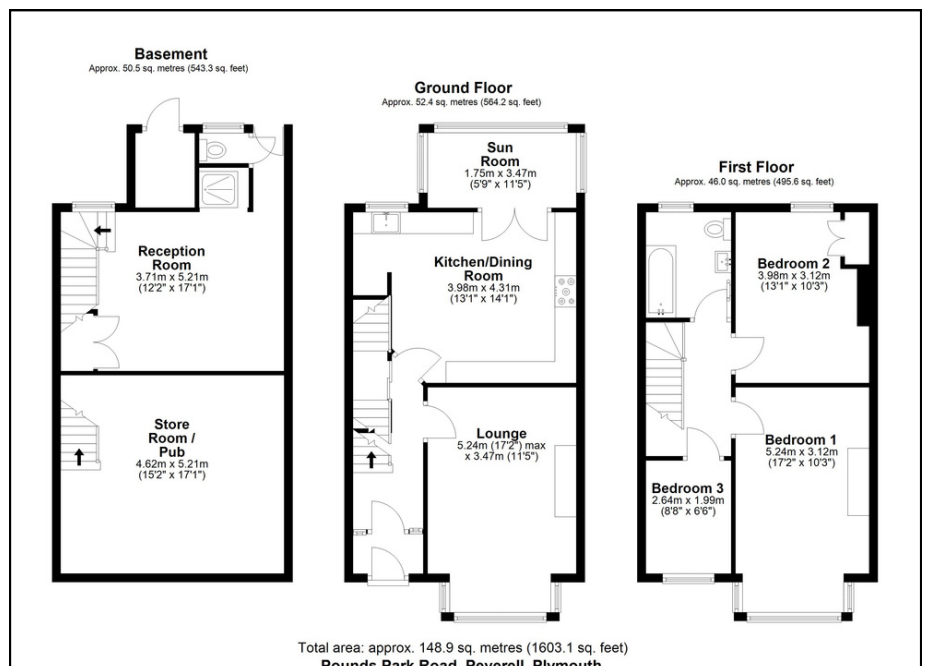
## Tenure & Services

Tenure - Freehold

EPC - TBC

Council Tax Band - C

Services - Mains Water, Electricity, Gas & Drainage. Connected To Fibre Broadband



Website Link

Any questions? Want to make an offer?  
Please get in touch

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