



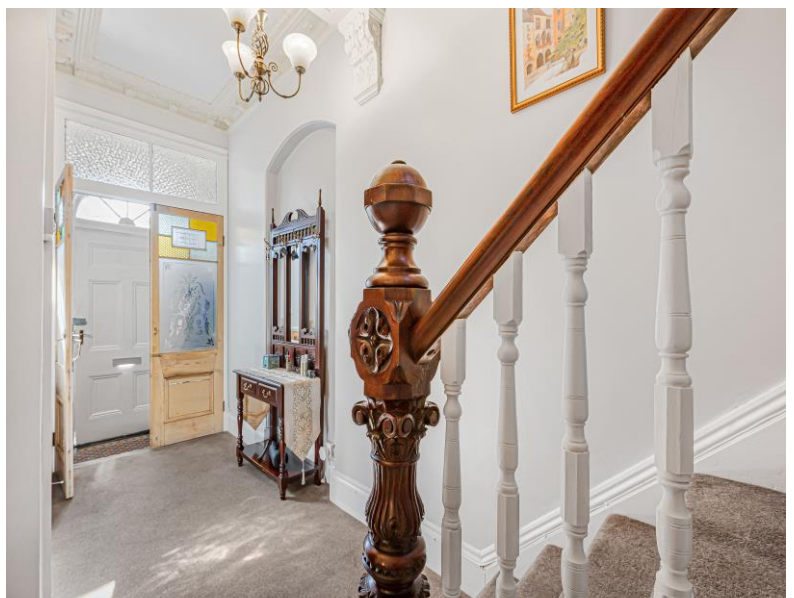
Falcon

01752 600444

46 Peverell Park Road

Peverell, Plymouth, PL3 4NB

Guide Price £400,000 - £425,000





In Brief

Extremely spacious four-bedroom character home close to Central Park and Hyde Park School.

Reception Rooms 3 Reception Rooms plus garden room

Bedrooms 4 bedrooms

Heating Gas central heating

Parking On street parking

Area 1992 sq ft

Council Tax D

Tenure Freehold

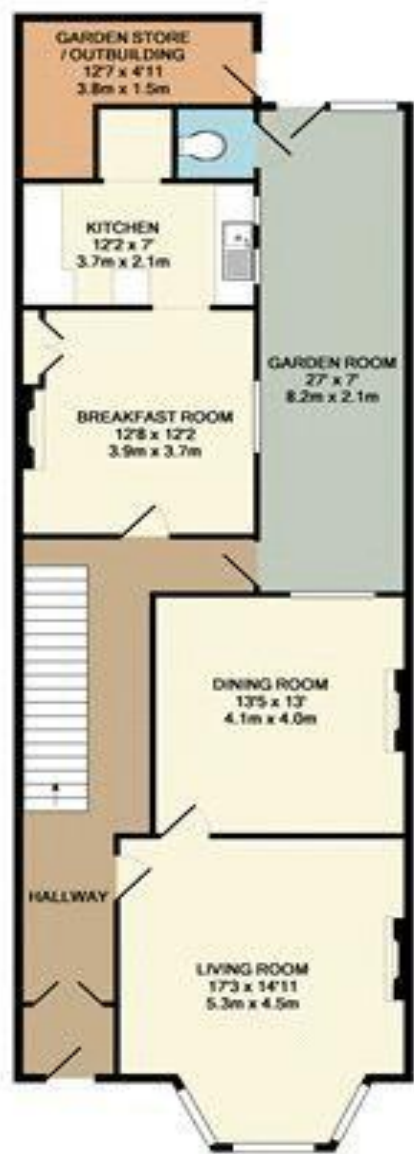
Description

Located in the highly desirable Hyde Park area of Plymouth, just a short walk from Central Park, the Life Centre, Mutley Plain and Plymouth City Centre, this substantial four-bedroom period terraced home offers spacious family accommodation, beautiful character features and a private cleverly designed garden. The property retains an abundance of original charm, including high ceilings, decorative mouldings, stripped wooden doors, feature fireplaces and a stunning staircase, while benefiting from uPVC double glazing and gas central heating throughout. The generous ground floor comprises a welcoming entrance hall, bay-fronted living room with southerly aspect, separate dining room, breakfast room opening into a contemporary fitted kitchen, impressive garden room perfect for year-round entertaining, and a convenient downstairs WC. On the first floor are three spacious double bedrooms, a fourth bedroom ideal as a nursery or home office, and a stylish family bathroom. Bedroom three enjoys direct access to a raised decked terrace overlooking the private rear garden. Outside, the enclosed garden has been thoughtfully designed for entertaining, with a covered BBQ area, outdoor wood burner, raised decking and a useful workshop/store. Situated within easy reach of Hyde Park Primary School, excellent local amenities, parks, transport links and the city centre, this is a rare opportunity to purchase a beautifully presented period family home in one of Plymouth's most sought-after residential locations.

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Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 1163 SQ. FT.
(108.0 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 845 SQ. FT.
(78.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 2012 SQ. FT. (186.9 SQ. M.)
Made with Metron 10011





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

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Your home may be repossessed if you do not keep up repayments on your mortgage.

