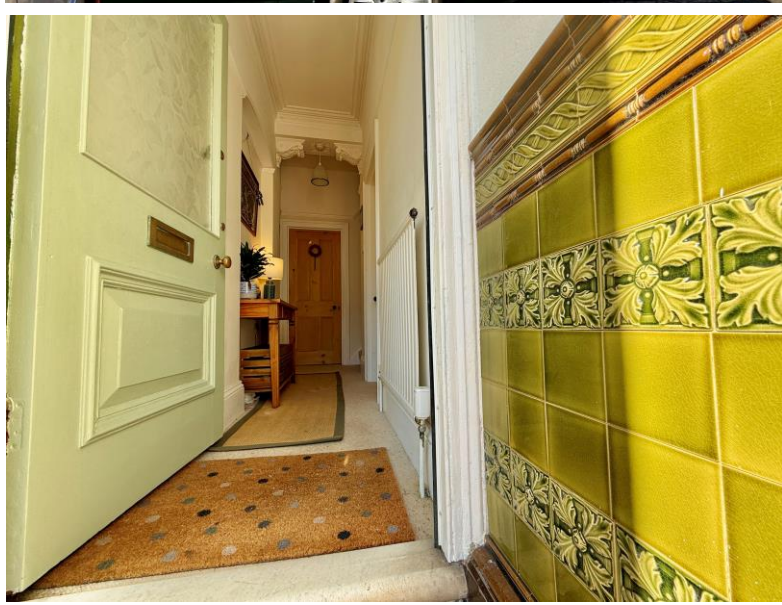




Falcon

01752 600444

72 Glendower Road
Peverell, Plymouth, PL3 4LD
Guide Price £250,000





In Brief

Characterful Period Home with Bonus Room upstairs, Stylish Finish & Sunny Courtyard

Reception Rooms Living Room and Separate Dining Room

Bedrooms Two Double Bedrooms Plus office / dressing room.

Heating Gas central heating

Parking On street parking

Area 922 sq ft

Council Tax B

Tenure Freehold

Description

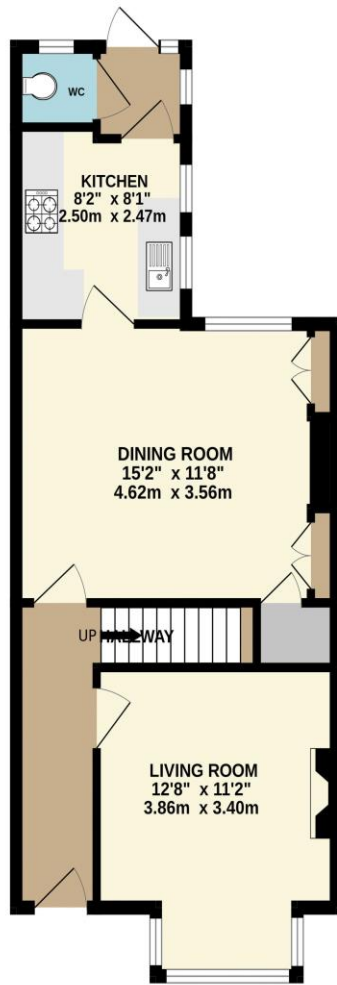
Bursting with charm and character, this beautifully presented two double bedroom period home sits within a highly desirable residential area close to Plymouth's central park, life Center and Hyde Parak Primary School, and has been lovingly maintained throughout. From the moment you step inside, the warmth and personality of the property are immediately evident. The bright and inviting living room features a striking period-style fireplace, creating a cosy focal point, while the dining room spans the full width of the house and showcases original built-in cupboards, adding both charm and practicality. The stylish, well-appointed kitchen is fitted with modern units and integrated appliances, leading through to a handy rear lobby with downstairs W/C. Upstairs, you'll find two generous double bedrooms and a contemporary bathroom with shower over bath. A truly unique bonus is the additional room accessed from the rear bedroom – a versatile space perfect as a dressing room, home office, playroom, or even with potential to become an en-suite. Outside, the enclosed courtyard garden is a real sun trap, ideal for relaxing or entertaining into the evening. Complete with gas central heating and uPVC double glazing, this is a home that effortlessly blends period charm with modern comfort.

Need A Mortgage?

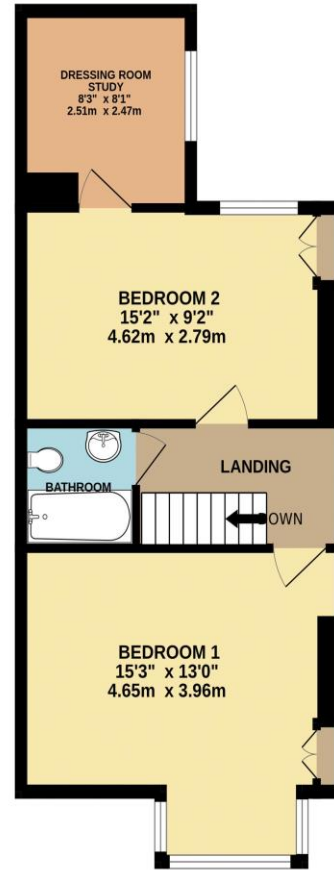
Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!

Floor Plans

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx.
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

