



8/8a Abbotts Road, Peverell, Plymouth, Devon, PL3 4PB

£350,000



Lang Town and Country are delighted to offer this beautifully presented family home situated in the ever-popular Peverell area.

Situated on the very fringe of Mannamead, is this exceptional former shop, has been tastefully renovated by the current owners, and blends classic period features with contemporary living sublimely. It has recently been completely renovated, including a new kitchen and bathroom, perfectly suited for someone to move straight in.

The excellent range of local facilities include nearby Plymouth College, Hyde Park Primary School, Henders Corner Shopping Parade with easy access to both Mutley Plain and the City Centre some three miles distant.

The property has been meticulously modernised with great care having been taken to retain many of the period characteristics including, fireplaces, stripped wooden doors, 'Retro' radiators, shop front, and has the added benefit of a garage.

The accommodation comprises a welcoming hallway with stairs to the first floor. The charming front room has formerly been used as a shop but has been converted into a lovely living space, with a real 'wow' factor. There is a stunning remodelled kitchen with under floor heating, which comprises a full range of base units, with a 'Belfast' sink and 'Corian' work surfaces and matching wall cupboards, a range of integrated appliances including an oven, hob with extractor, and microwave. There is a space for washing machine, fridge and a door leading to the rear.

The kitchen opens into the delightful snug/ dining area with panelled walls, fireplace and French doors leading to the rear decking.

The charming first landing with built in cupboards has doors to four bedrooms and bathroom, bedroom one is presently being used as an additional living space. The modern bathroom comprises a double shower cubicle, twin sinks, W.C, part tiled walls and a towel radiator.

The property has the benefit of a rear enclosed courtyard/ garden with access to the very useful garage.

The property could quite easily be reconfigured back to into a shop if required, subject to relevant consents.

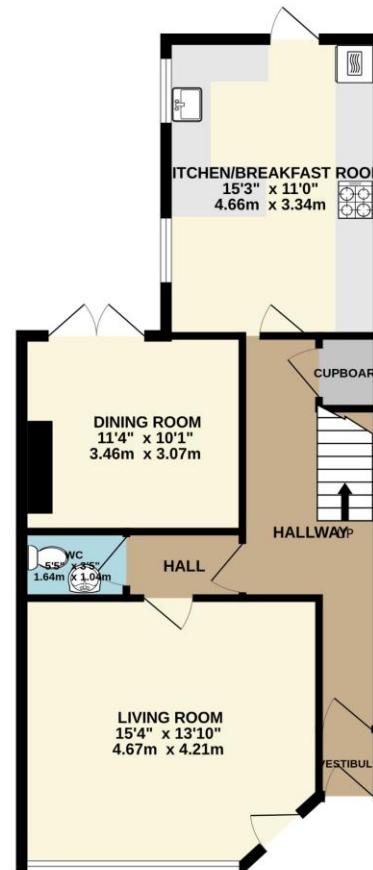
We would strongly recommend an early viewing to appreciate this fabulous family home which has been lovingly renovated.



To view this property call Lang Town & Country Estate Agents on 01752 256000.



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the plan contained, the measurements of doors, windows, etc. and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lang Town & Country
6 Mannamead Road
Plymouth
PL4 7AA
Tel: 01752 456000
Email: property@langtownandcountry.com
www.langtownandcountry.com

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