

Stroud Park Road, Peverell, Plymouth

Plymouth

£265,000

Lawson are delighted to market this well-appointed mid-terrace character family home, just a short walk from excellent amenities and highly desirable schooling. The property has been upgraded in recent years to include rewiring, a new heating system, new kitchen, bathroom, windows and much more. The property benefits from accommodation arranged over two floors, comprising; a PVC double-glazed front door leading into an entrance vestibule, with a wooden door to the hall; carpeted stairs to first floor landing with understairs storage, and a doorway to the sitting room; with a bay window to the front elevation and a feature multi fuel burning stove with a wooden mantle and slate hearth opening into the dining room; with a window to the rear elevation.

The kitchen has been refitted to a high standard with a matching range of base and eye level storage cupboards, integral Bosch oven, Bosch induction hob, dishwasher, fridge and plumbing for a washing machine, wood effect work surfaces and window to the rear elevation, acrylic sink drainer unit with a mixer tap and a wall-mounted Valiant combination boiler. From the main hallway carpeted stairs ascend to the first floor landing with a doorway leading to bedroom one; a spacious double with a bay window to the front elevation and two large fitted wardrobes. Bedroom two, a further double, has a window to the rear, with a further fitted wardrobe and a period fireplace. Bedroom three, a small single, has a window to the front. The family bathroom is brand new, and has been fitted to an incredibly high standard with a matching four-piece suite comprising a wash hand basin with storage beneath, a mixer tap, panel enclosed corner bath, an oversized shower cubicle with a direct feed shower unit, and low level WC, full height tiling to all walls, spotlights, and tiled flooring, chrome towel rail and windows to the rear elevation.

Externally, to the front of the property, the front garden is wall enclosed and flagged for ease of maintenance. A particular feature is the west-facing rear garden, which is fully wall enclosed, with a flagged patio, an outside WC, two storage outbuildings and gateway to the service lane. The garage with an up and over door has power and light connected. The property has the benefit of full recently installed PVC double glazing and gas-fired central heating via the combination boiler, full rewire with new consumer unit.

PEVERELL

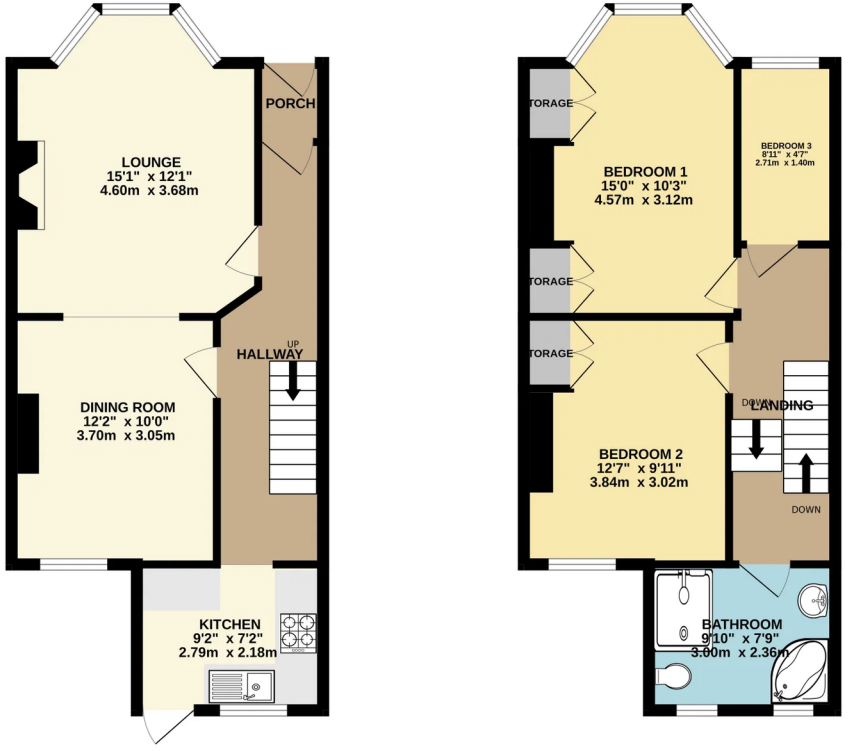
Two of the main roads are named Peverell Park Road and Weston Park Road. The area now consists mostly of Edwardian terraced houses. Peverell borders Central Park, often known as "the green lung" of Plymouth which is a very popular recreational area for, and is home to Plymouth Life Centre and Plymouth Argyle's Home Park football stadium. Primary schooling is provided by Montpelier and Hyde Park Primary School (whilst the Hyde Park area offers a popular shopping parade). Mutley Plain and Plymouth Station are considered to be within walking distance, by most. The Hyde Park Pub, on the periphery of Peverell, is a popular gastro/local pub. Peverell is seen by residents as a safe solid and central area with a good quality housing stock and few social problems. The terms on which the land was sold for development at the turn of the twentieth century stipulated that no licensed premises (pubs), should be built on the land, as the seller was a strict abstainer. This has resulted in the district having a residential atmosphere.





GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.

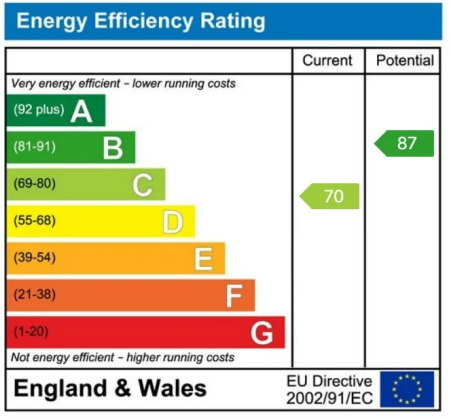


TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2026/2027 is £1899.22 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or
have been tested by us. Purchasers should establish the suitability
and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy.
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