



Falcon

01752 600444

24 Lydford Park Road

Peverell, Plymouth, PL3 4LQ

Guide Price £240,000 - £250,000





In Brief

Beautiful two-bedroom home, blending timeless charm with stylish modern living.

Reception Rooms	Lovely living room with large stylish kitchen / diner		
Bedrooms	2 double bedrooms plus attic room		
Heating	Gas central heating	Parking	On street parking
Area	1004 sq ft	Council Tax	B
Tenure	Freehold		

Description

A Beautiful Period Home in a Sought-After Location Set in a highly desirable location on the doorstep of Central Park, this charming period two-bedroom house offers an appealing blend of character, space and convenience. With two generous double bedrooms and two well-proportioned reception rooms, this lovely home is an ideal choice for first-time buyers looking to take their first step onto the property ladder. The property retains a wealth of period charm while offering versatile living space, with the two reception rooms providing excellent flexibility for relaxing, entertaining or working from home. Upstairs, both bedrooms are comfortable doubles, making this a particularly attractive option for those wanting more space than a typical first-time buyer property. The location is a real highlight, with Central Park just moments away, providing a fantastic green space for walks, exercise and enjoying the outdoors. With local amenities and transport links also close by, the property is perfectly placed for convenient everyday living.

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Approximate Gross Internal Area 1004 sq ft - 93 sq m

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 390 sq ft – 36 sq m

Second Floor Area 207 sq ft – 19 sq m





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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

