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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 17/G/26 6022

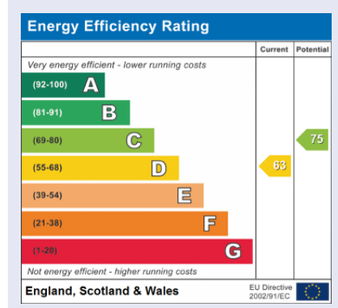






Floor Plans...





Further Information…

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH HOMES ESTATE AGENTS









POPULAR LOCATION

PERIOD HOME

REQUIRES REFURBISHMENT

THREE BEDROOMS

TWO RECEPTIONS

WALLED COURTYARD

NO ONWARD CHAIN

26 Old Park Road, Peverell, Plymouth, PL3 4PY

We feel you may buy this property because…

'Of the ever popular location and potential on offer.'

£235,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Walled Courtyard

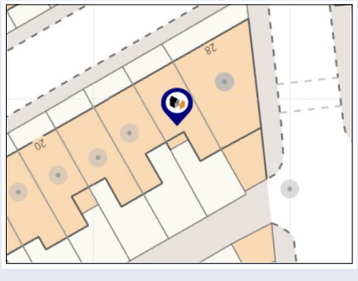
Council Tax Band
D

Council Tax Cost 2026/2027
Full Cost: £2,441.85
Single Person: £1,831.39

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,200
Home or Investment Property: £13,950

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing…

Located within a classic Peverell park road, this terraced home requires refurbishment throughout and would make the perfect project. Internally the accommodation offers entrance vestibule and hallway, bay fronted lounge, separate dining room with rear porch, kitchen, three bedrooms and a four-piece bathroom suite. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to avoid disappointment.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a wooden front door, with window above, opening into the entrance vestibule.

ENTRANCE VESTIBULE
With decorative dado rail and half glazed door opening into the entrance hall.

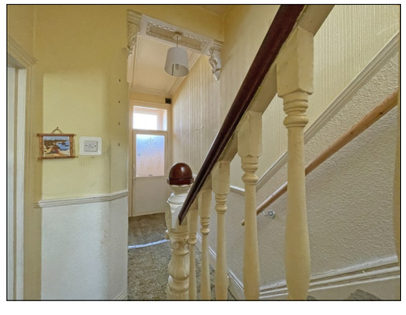
ENTRANCE HALL
With coving to ceiling, stairs rising to the first-floor landing with decorative newel post and under-stairs storage cupboards.

LOUNGE
4.45m (14'7") max x 4.01m (13'2")
With double glazed box window to the front, radiator, picture rail, coving to ceiling with ceiling rose, stone built fire surround extending into the alcoves.

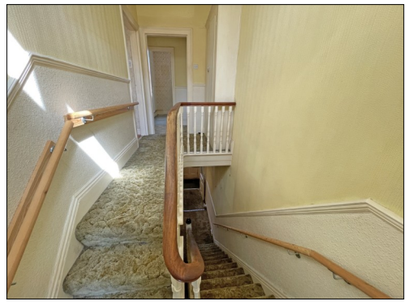
DINING ROOM
3.94m (12'11") x 3.46m (11'4") max
With built in storage cupboards into alcoves, radiator, coving to ceiling, part glazed double doors opening to the rear porch.

REAR PORCH
2.44m (8') x 1.00m (3'3")
With windows to the side and rear, power point, polycarbonate roof, door opening to the rear courtyard.











KITCHEN
2.75m (9') x 2.66m (8'9")
Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge, dishwasher, washing machine and cooker, coving to ceiling, uPVC half glazed door opening to the rear.

FIRST FLOOR

LANDING
With two built in storage cupboards, dado rail, double glazed window to the rear, coving to ceiling, access to the loft space.

BEDROOM 1
3.73m (12'3") max x 3.12m (10'3")
A double bedroom with double glazed box window to the front, radiator, picture rail, coving to ceiling.

BEDROOM 2
3.97m (13’) x 3.46m (11’4”)
A second double bedroom with double glazed window to the rear, built in storage cupboards into alcoves, radiator.

BEDROOM 3
2.62m (8’7”) x 1.99m (6’6”)
A single bedroom with double glazed window to the front, radiator, picture rail.

BATHROOM
2.72m (8’11”) x 2.66m (8’9”)
With obscure double-glazed windows to the side and rear, fitted with a four-piece suite comprising panelled bath, wc, pedestal wash hand basin, bidet, radiator.

OUTSIDE:

REAR
The rear opens to an L shaped walled courtyard measuring **5.30m (17’4’’) at widest x 9.33m (30’7’’) at longest**, comprising courtyard with flower borders, a gate giving rear access and accessing two outside storage cupboards, one housing the wall mounted boiler serving the heating system and domestic hot water.

AGENT’S NOTE
We’re informed the property isn’t registered with the Land Registry and this will be rectified during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.





