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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



2 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



827 SQ.FT



FREEHOLD

LYDFORD PARK ROAD
PEVERELL
PL3 4LQ
OFFERS OVER £180,000

Two bedroom Victorian starter home,
requiring modernisation throughout.
Open plan lounge/dining room, south-
facing garden & no onward chain.



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Located in the heart of the city, Lydford Park Road is a popular residential area in Peverell. Offering easy access into the City Centre, plus Mutley Plain and Central Park. With a host of local amenities located in Peverell, including national and local traders, bus routes and local schooling located close by.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

The Property

You enter the property into an entrance hall which has doors leading into the lounge and the dining room. There is a small entrance porch and a large under-stairs storage cupboard.

Located at the front of the property is the lounge which has a bay window to the front elevation. There is a feature fireplace, a range of period features and doors leading through to the dining room.

The dining room is a good size and has a doors leading through to the kitchen and to the stairs. There is a feature fireplace and a window to the rear elevation.

Located at the rear of the property is the kitchen and the bathroom. The kitchen has a range of wall and base mounted units, complete with a roll top work surface over. There is space for a range of appliances plus a door leading out to the rear garden. There is a window to the side elevation and a door leading through to the bathroom.

The bathroom has tiled splash-backs, a panelled bath with a shower overhead, a low level wc and a hand wash basin. There is a window to the side elevation and a combi boiler.

Upstairs the first floor landing leads through to both bedrooms. There is a window to the rear elevation, plus a handy storage area above the stairs.

Both bedrooms are a good double size, with the main bedroom running the full width of the property. The main bedroom has a window to the front elevation and a range of fitted furniture. Bedroom two is located at the rear of the property and has a window to the rear elevation and a feature fireplace.

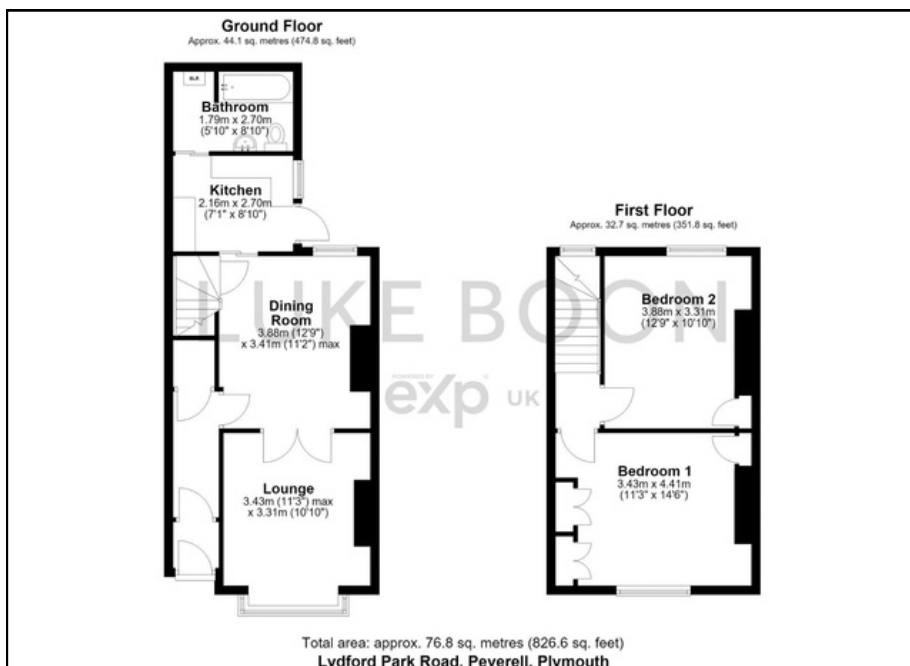
The property requires a degree of modernisation and is offered with no onward chain.

Outside

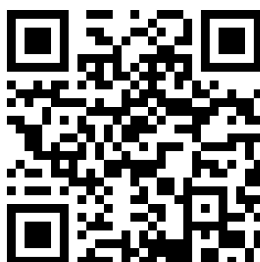
The rear garden is hard paved and is south-facing with a gate leading out to a rear service lane.

Tenure & Services

Tenure - Freehold
EPC - C
Council Tax Band - B
Services - Mains Water, Drainage, Electricity & Gas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Website Link

Any questions? Want to make an offer?
Please get in touch

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