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Monday - Friday
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Saturday
9.00am—4.00pm
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17/F/26 5922



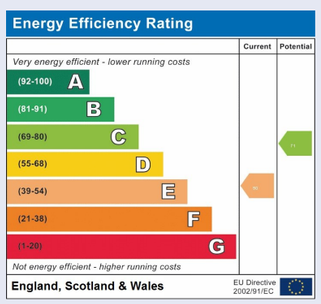


Floor Plans…



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
THREE BEDROOMS
TWO RECEPTIONS
BATH & SHOWER ROOMS
PERIOD FEATURES
WALLED GARDEN

22 Burleigh Park Road, Peverell, Plymouth, PL3 4QH

We feel you may buy this property because…
'Of the ever popular location and lovely feel of this beautiful period home.'

£390,000

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 Garden

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: £4,500
Main Residence: £9,500
Home or Investment Property: £29,000

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 one of Peverell's most prestigious tree lined roads, this stunning house retains numerous period features and offers well-proportioned accommodation throughout. Internally the ground floor boasts a beautiful entrance hallway, large bay fronted lounge, dining area, kitchen, utility and a modern downstairs shower room. From the first-floor landing access is given to three good sized bedrooms and the family bathroom. Further benefits include central heating, a useful external storage shed and a lovely southeast facing walled garden. Plymouth Homes strongly advise an early viewing to fully appreciate this beautiful period property.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via wooden double doors with a fanlight window above, decorative wall moulding and opening into the entrance vestibule.

ENTRANCE VESTIBULE
With period tiled flooring, coving to ceiling and feature half glazed double doors with etched glass panels and stained-glass window above opening into the entrance hall.

ENTRANCE HALL
4.67m (15'4") x 2.00m (6'7")
A stunning entry to the property, the spacious hall has a period style radiator, tiled flooring, coving to ceiling, decorative corbels and stairs rising to the first-floor landing with a decorative newel post and two under-stairs storage cupboards.

LOUNGE
5.47m (17'11") max x 4.19m (13'9")
A lovely spacious reception area with box sash window to the front with fitted plantation style blinds, living flame effect gas fire set within a feature surround, built in storage into alcove, radiator, picture rail, decorative coving to ceiling and ceiling rose.

DINING AREA
4.49m (14'9") x 3.04m (10')
Decorative feature fireplace, radiator, picture rail, coving to ceiling, ceiling rose, uPVC glazed double doors to the garden and open plan into the kitchen.

KITCHEN
3.30m (10'10") x 2.58m (8'6")
Impressive re-fitted kitchen with a matching range of base and eye level units with granite composite worksurfaces above, inset sink with drainer, integrated slimline dishwasher, fitted De Dietrich electric oven, microwave and ceramic hob with integrated cooker hood above, double glazed window to the rear, radiator,











wood effect laminate flooring and door into the utility room.

UTILITY ROOM
2.69m (8'10") x 1.84m (6')
Fitted modern units with composite granite worktop space above, spaces for washing machine and tumble dryer, double glazed window to the side, vertical wall mounted radiator, wood effect laminate flooring, wall mounted boiler, space for American style fridge freezer, additional storage, uPVC half glazed door opening onto the garden and door opening into the shower room.

SHOWER ROOM
3.17m (10'5") x 1.84m (6')
Fitted with a modern three piece white suite comprising corner shower cubicle with fitted electric shower above, wall mounted wash hand basin, low-level WC, chrome radiator/towel rail, extractor fan, tiled splashbacks, two obscure double glazed windows to the side, vertical wall mounted radiator, tiled flooring and recessed ceiling spotlights.

FIRST FLOOR

LANDING
With coving to ceiling and doors to all rooms.

BEDROOM 1
5.43m (17'10") max x 3.58m (11'9")
A lovely large double bedroom with box sash window to the front with plantation style blinds, built in storage into alcoves, radiator and picture rail.

BEDROOM 2
4.46m (14'8") x 3.58m (11'9")
Another good-sized double bedroom with double glazed window to the rear, built in triple wardrobe, radiator and picture rail.

BEDROOM 3
3.28m (10'9") x 2.37m (7'9")
A good-sized third bedroom with a half glazed stained glass door, sash window to the front with plantation style blinds and radiator.

BATHROOM
2.49m (8'2") x 2.37m (7'9")
Fitted with a three-piece white suite comprising roll top bath with ornamental feet and a hand shower attachment off the telephone style mixer tap, pedestal wash hand basin, low-level WC, tiled surround, radiator/towel rail, obscure double-glazed windows to the rear, obscure window to the landing, oak effect flooring and access to the roof space.

OUTSIDE:

FRONT
The approach to the house is beautiful and approached via a decorative tilled pathway which leads to the covered main entrance and a gravelled garden area which is enclosed by railings.

REAR
At the rear the property opens to an attractive and south easterly facing walled garden measuring **9.64m (31'7'') max in length x 4.10m (13'5'') max in width**. The garden offers paved patio areas, with established raised flower borders and a mature tree. A gate then gives rear access to the service lane and a separate secure door opens to a useful storage shed.

STORAGE
1.91m (6'3") x 1.84m (6')
With double glazed window to the rear, lighting and power points.

