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LUKE BOON

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exp ^{UK}
Personal Estate Agent



4 BEDROOMS



3 RECEPTION ROOMS



2 BATHROOM



1844 SQ.FT



FREEHOLD

CHESTNUT ROAD PEVERELL PL3 5UE

£375,000 - £395,000

Elegant Victorian home, filled with period features & offering superb living space. Four bedrooms, two bathrooms & a large garage. No onward chain



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Located in the heart of the city, Chestnut Road is a quiet cul-de-sac, located on the edge of the popular residential area of Peverell. Offering easy access into the City Centre, the A38 Devon Expressway, 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 a large vestibule which has a period styled tiled floor and walls as well as space for shoes and coats. There is a doorway leading through to the main entrance hall.

The entrance hall has two obscured windows to the front elevation and doors leading through to the lounge, dining room and breakfast room. There are stairs leading up to the first floor, an abundance of period features, a solid oak wood floor plus two under-stairs storage cupboards.

Located at the front of the property is the lounge which is a fabulous size and has dual aspect windows to the front and side elevation. There is a feature fireplace, ceiling rose plus pocket doors which lead through to the dining room.

Currently used as a games room, the dining room has a window to the side elevation, a feature fireplace and a ceiling rose. Both of these rooms are an excellent size and are perfect for entertaining.

At the rear of the property is the kitchen and the breakfast room. The kitchen has a wide range of wall and base mounted units and integral appliances including a washing machine and dishwasher. There is a window to the rear elevation overlooking the rear garden and a door giving access out onto the rear garden.

The breakfast room is a good size with a sash window to the side elevation. There is a feature fireplace and three built-in storage cupboards. There are doors leading through to the kitchen and downstairs shower room.

The downstairs shower room has a large corner shower, low level wc, a hand wash basin and a bespoke radiator. There are tiled splash-backs, an extraction fan and an obscured window to the rear elevation.

Upstairs, the first floor landing leads through to all four bedrooms and the bathroom. The landing has a continuation of period features and a loft hatch with a pull down ladder. Bedrooms one, two and three are good sized doubles and all benefit from feature fireplaces. Bedroom one has dual aspect windows with a bay window to the front elevation and an additional window to the side elevation. Bedroom two has dual aspect windows and bedroom three has a bay window to the rear elevation. Bedroom four is a large single room and has a window to the front elevation.

The bathroom is well presented with a roll top bath with a shower attachment, a low level wc and hand wash basin. There is a bespoke radiator, tiled splash-backs and an obscured window to the side elevation.

This beautiful home is offered with no onward chain.

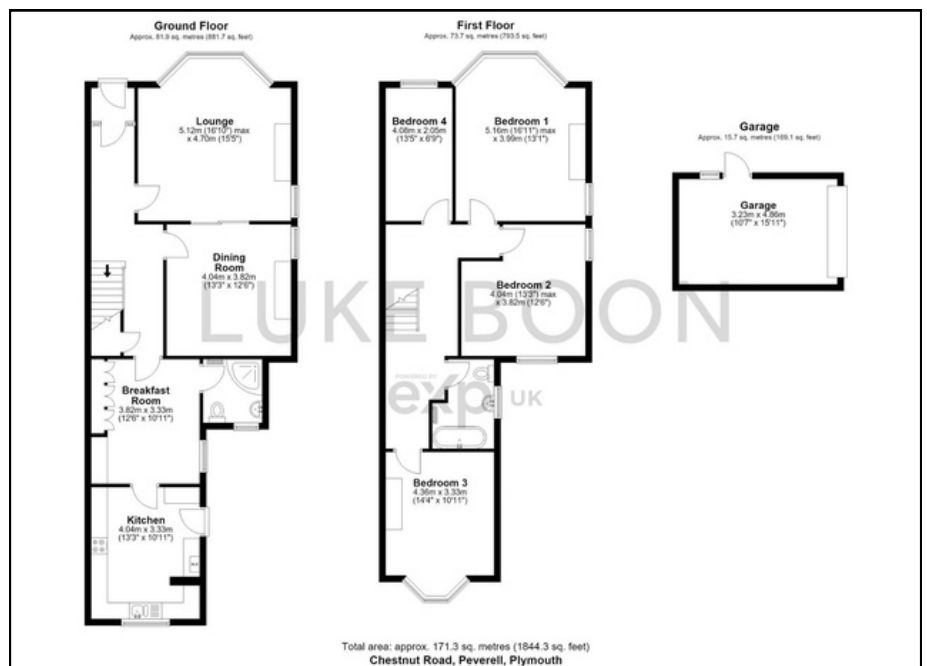
Outside

The rear courtyard garden is fully enclosed, walled, south-facing and private. The majority of the garden has been decked and there is a patio area with space for a bistro table and chairs. There is a door giving access into the garage.

The garage has an electric roller door, power and lighting. There is space for a vehicle within the garage. The garage benefits from a pitched roof.

Tenure & Services

Tenure - Freehold
EPC - TBC
Council Tax Band - C
Services - Mains Water, Gas, Electricity & Drainage. Connected To Fibre Broadband



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(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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