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**Opening Hours**

Monday - Friday  
9.15am—5.30pm

**Saturday**

9.00am—4.00pm

(Central Plymouth Office Only)

**Our Property Reference:**

06/G/26 6014

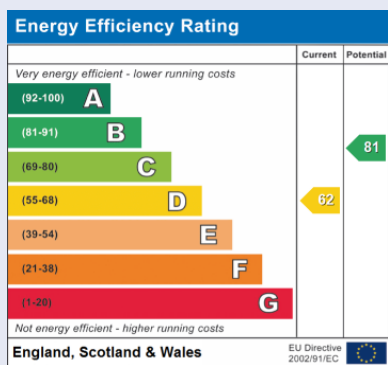


**Floor Plans...**



**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



Draft Details – Not Approved & Subject To Change



**118 Weston Park Road, Peverell,  
Plymouth, PL3 4NR**

- POPULAR LOCATION
- FOUR BEDROOMS
- TWO RECEPTIONS
- REAR GARDEN
- DOWNSTAIRS WC
- FRONT VIEWS

*We feel you may buy this property because...*  
'Of the spacious accommodation and popular residential location.'

**£325,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

## Number of Bedrooms

Four Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

On Street Parking

## Outside Space

Enclosed Garden

## Council Tax Band

C

## Council Tax Cost 2026/2027

Full Cost: £2,170.53

Single Person: £1,627.90

## Stamp Duty Liability

First Time Buyer: £1,250

Main Residence: £6,250

Home or Investment

Property: £22,500

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 the popular area of Peverell, close to schools and amenities, this charming 1930's home has been extended and makes the perfect family home. Internally the accommodation offers: a lovely sized entrance hall, bay fronted lounge, separate dining room, kitchen, utility, downstairs wc, bathroom and a separate wc. Further benefits include lovely front views towards Central Park, central heating, majority double glazing and a lovely, well maintained rear garden. Plymouth Homes advise an early viewing to avoid disappointment.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

Entry is via a uPVC part glazed entrance door opening into the entrance vestibule.

#### ENTRANCE VESTIBULE

With tiled flooring, door opening into the entrance hall.

#### ENTRANCE HALL

Feature stained glass window to the side with secondary glazing, obscure window to the side with secondary glazing, radiator, wood effect laminate flooring, dado rail and picture rails, stairs rising to the first-floor landing with an under-stairs storage cupboard.

#### LOUNGE

**4.23m (13'11") x 4.15m (13'7")**

With double glazed bow window to the front with inset window seat and distant views of Central Park, coal effect gas fire set within a decorative surround (we're informed the gas fire is not working), two radiators.

#### DINING ROOM

**3.80m (12'6") into alcove x 3.46m (11'4")**

With double glazed window to the rear, decorative fireplace, built in display shelving and storage cupboards into alcoves, radiator, picture rail.

#### KITCHEN

**3.46m (11'4") x 2.12m (7')**

Fitted with a matching range of base and eye level units with worktop space above, retractable pantry unit, breakfast bar, space for fridge, fitted eye level electric double oven and four ring gas hob, two double glazed windows to the side, radiator, open plan into the utility room.

#### UTILITY

**2.93m (9'7") max x 2.40m (7'10")**

Fitted with a matching range of base and eye level units with worktop space above, 2 ½ bowl stainless steel sink unit with mixer tap, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer, washing machine



and tumble dryer, double glazed window to the side, radiator, tiled flooring, recessed ceiling spotlights, doors into the downstairs wc and the rear porch.

#### DOWNSTAIRS WC

With obscure window to the side and fitted with a two-piece suite comprising, wall mounted wash hand basin, low-level WC, radiator, tiled flooring, recessed ceiling spotlights.

#### PORCH

With double glazed windows to the rear, polycarbonate roof, doors to the front of the house and the rear garden.

#### FIRST FLOOR

#### LANDING

With radiator and access to the loft space.

#### BEDROOM 1

**4.24m (13'10") x 4.15m (13'7")**

A double bedroom with double glazed bow window to the front with distant views of Central Park, fitted bedroom suite comprising built-in wardrobes with hanging rail and shelving, radiator, coving to ceiling.

#### BEDROOM 2

**3.46m (11'4") x 3.39m (11'1")**

A second double bedroom with double glazed window to the rear, radiator.

#### BEDROOM 3

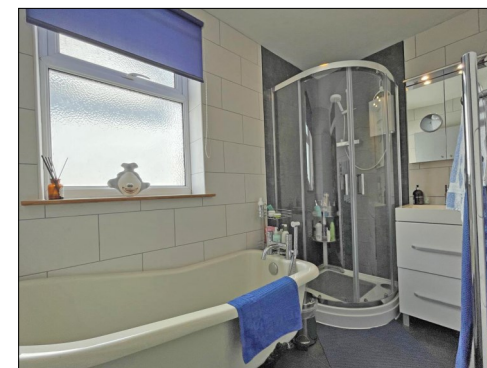
**3.21m (10'6") x 2.40m (7'10")**

With double glazed window to the rear, radiator.

#### BEDROOM 4

**3.63m (11'10") x 1.78m (5'10")**

With double glazed windows to the front and side, the front with distant views towards Central Park, radiator, wood effect laminate flooring.



#### BATHROOM

**2.72m (8'11") x 1.52m (5')**

Fitted with a three-piece suite comprising roll top bath with ornamental feet and hand shower attachment off the mixer tap, vanity wash hand basin with cupboard storage below, shower cubicle with fitted electric shower above, tiled splashbacks, radiator/towel rail, wall mounted mirrored cabinet with inset lighting, shaver point, obscure double glazed window to the side.

#### WC

With obscure double-glazed window to the side and fitted with a low level wc and a wall mounted wash hand basin.

#### OUTSIDE:

#### FRONT

The front of the property is approached via a tiered garden with flower borders and steps rising to the main entrance. To the left side a pathway leads to a covered porch, ideal for storage, which wraps around the side and rear of the property and gives access to the utility room and the rear garden.

#### REAR

At the rear, the house opens to a lovely, well-maintained garden measuring **9.12m (29'11") max x 7.35m (24'1") max**. Adjoining the rear of the property is a lower, decked seating area with raised flower border. Steps then rise to a well maintained garden area with lawn, further decked and gravelled areas, mature trees and a timber summer house all enclosed by wall and fencing.

#### PARKING

Parking is on road.