Contact us

Central Plymouth Office

22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and Residential Lettings Office

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

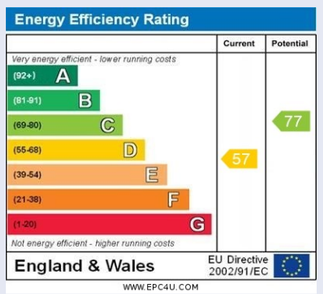
Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
21/A/26 5859



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

BEAUTIFUL PERIOD HOME
SPACIOUS ACCOMMODATION
THREE/FOUR BEDROOMS
TWO RECEPTIONS
HOME OFFICE/STUDY
SOUTH FACING GARDEN
FEATURE WOOD BURNER

32 Wesley Avenue, Peverell, Plymouth, PL3 4RA

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

£295,000

www.plymouthhomes.co.uk

Number of Bedrooms
Four Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Rear Garden

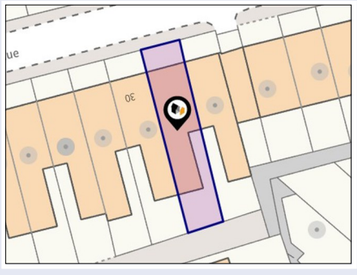
Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £4,750
Home or Investment Property: £19,500

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…

This deceptively spacious and beautifully presented period home is located within the heart of Peverell. Internally the ground floor accommodation offers a bay fronted lounge with wood burner, downstairs wc, a versatile ground floor fourth bedroom or home office and dining area open plan to the kitchen. On the first floor there are three bedrooms (two doubles and a single) and a lovely large bathroom fitted with a four-piece suite. Externally the property enjoys a southerly facing garden with decked seating area. Plymouth Homes advise an early viewing to fully appreciate the size and presentation on offer.

The Accommodation Comprises…

GROUND FLOOR

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

ENTRANCE VESTIBULE
With wooden floorboards, dado rail, window to the front, part glazed door into the entrance hall.

ENTRANCE HALL
With radiator, wooden floorboards, dado rail, stairs rising to the first-floor landing with under-stairs storage cupboards, stairs descending to the dining area.

LOUNGE
5.00m (16'5") x 3.63m (11'11")
A beautiful reception room with double glazed bay window to the front, feature wood burner with wooden mantle above, radiator, wooden floorboards, picture rail, coving to ceiling with ceiling rose, alcove shelving, storage and wood store.

DOWNSTAIRS WC
Fitted with a two-piece suite comprising low level wc, wash hand basin, extractor fan, motion activated light, extractor fan, recessed ceiling spotlights.

BEDROOM 4/HOME OFFICE
2.97m (9'9") x 2.82m (9'3")
A versatile room that could either be a fourth bedroom or a home office/ study, with double glazed window to the rear, radiator.

DINING AREA
3.86m (12'8") max x 2.99m (9'10")
With glazed patio door to the side, cupboard housing the wall mounted boiler serving the heating system and domestic hot water, half height storage cupboard into alcove, radiator, tiled flooring, open plan into the kitchen.

KITCHEN
3.41m (11'2") x 2.99m (9'10")
Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, spaces for fridge/freezer, slimline dishwasher, washing machine and range cooker, double glazed window to the side, radiator, tiled flooring, vaulted ceiling, uPVC glazed double doors opening to the garden.

FIRST FLOOR

LANDING
With dado rail, access to the loft space, double glazed window to the rear, air circulation system (PIV).

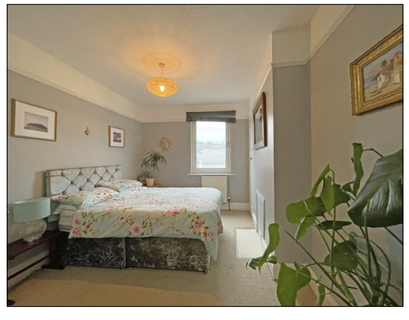
BEDROOM 1
5.03m (16'6") x 3.07m (10'1")
With double glazed bay window to the front, built in wardrobes into alcoves, radiator, picture rail.

BEDROOM 2
3.86m (12'8") x 2.99m (9'10")
With double glazed window to the rear, built in storage cupboard into alcove, radiator, picture rail, access to the roof space.

BEDROOM 3
2.81m (9’3”) x 1.57m (5’2”)
With double glazed window to the front, radiator, picture rail.

BATHROOM
4.04m (13’3”) x 3.07m (10’1”)
A particularly large bathroom, fitted with a four-piece white suite comprising freestanding bath with hand shower attachment off the mixer tap, pedestal wash hand basin, shower cubicle, low-level WC, tiled surround, chrome radiator/towel rail, extractor fan, obscure double-glazed window to the rear, radiator, recessed ceiling spotlights.

OUTSIDE:

FRONT
At the front a pathway leads to the main entrance and a gravelled garden area.

REAR
The rear opens to a southerly facing, L shaped garden measuring **4.63m (15’2’’) at widest x 12.77m (41’11’’) at longest**. The majority of the garden has a decked seating area which leads to a side courtyard area. A gate then gives rear access to the service lane.