Falcon

01752 600444

7 Endsleigh Park Road

Peverell, Plymouth, PL3 4NH

Guide Price £290,000 - £300,000









In Brief

Beautifully period property boasting numerous character features with loft room

Reception Rooms	Lounge and Dining Room
Bedrooms	3 Bedrooms and a Loft Room
Heating	Gas Central Heting
Area	1399 sq ft
Tenure	Freehold
Parking	On Street
Council Tax	C

Description

Situated in the highly sought-after area of Peverell, this attractive period three-bedroom house enjoys an enviable position on the doorstep of Central Park, offering an exceptional combination of character, space and convenience. The property retains a wealth of original period features, creating a warm and distinctive character throughout, while offering versatile accommodation ideally suited to modern family living. The ground floor provides two generous reception rooms, offering excellent flexibility for entertaining, relaxing or working from home, alongside a well-proportioned kitchen and access to the rear. Upstairs are three comfortable bedrooms and a family bathroom, while the property also benefits from a particularly useful loft room with its own en-suite shower room. This versatile additional space could make an ideal home office, guest suite, teenager's retreat or hobby room, subject to any necessary consents. Outside, the property further benefits from its proximity to the much-loved Central Park, with its extensive green spaces, recreational facilities and pleasant walking routes. Peverell's popular local amenities, schools and excellent transport links are also close at hand. A characterful and versatile period home in a superb location, offering generous accommodation and considerable appeal.

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Floor Plans

Approximate Gross Internal Area 1442 sq ft - 134 sq m

Ground Floor Area 613 sq ft – 57 sq m

First Floor Area 541 sq ft – 50 sq m

Second Floor Area 288 sq ft – 27 sq m



Ground Floor First Floor Second Floor



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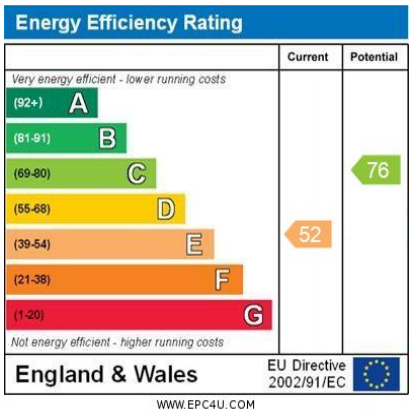




We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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