



4 Devon Terrace, Peverell, Plymouth, Devon, PL3 4JD



# Offer Over £465,000

Lang Town and Country are delighted to offer this elegantly presented three-bedroom family home, occupying a prime position within the highly sought-after Devon Terrace and enjoying attractive views across Plymouth College Green.

Tucked away within a quiet and established residential street, this impressive period property has been sympathetically refurbished throughout, seamlessly blending timeless character features with stylish modern living. The home retains an abundance of original charm, including bay-fronted windows, generous room proportions, high ceilings and attractive architectural detailing, all thoughtfully enhanced to create a warm and sophisticated family home.

Upon entering through the vestibule, a welcoming central hallway leads to a superb bay-fronted lounge, flooded with natural light and providing an elegant principal reception room. Adjacent is a formal dining room, ideal for entertaining or for being used as a fourth bedroom, while to the rear a spacious kitchen/breakfast room creates a wonderful sociable family space with views and access to the rear garden. A useful ground floor WC and additional storage cupboard complete the downstairs accommodation.

The first floor offers three well-proportioned bedrooms, including an impressive principal bedroom spanning the full width of the property and benefitting from a large bay window overlooking the green opposite. Bedrooms two and three are both generous doubles, served by a spacious family bathroom and separate WC, perfectly suited to modern family living.

Externally, the property enjoys an enclosed rear garden alongside pedestrian access to the rear service lane.

Perfectly positioned for Plymouth city centre, the waterfront, highly regarded schools and local amenities, this substantial home offers a rare opportunity to acquire a beautifully renovated character property within one of Plymouth's most desirable terraces.

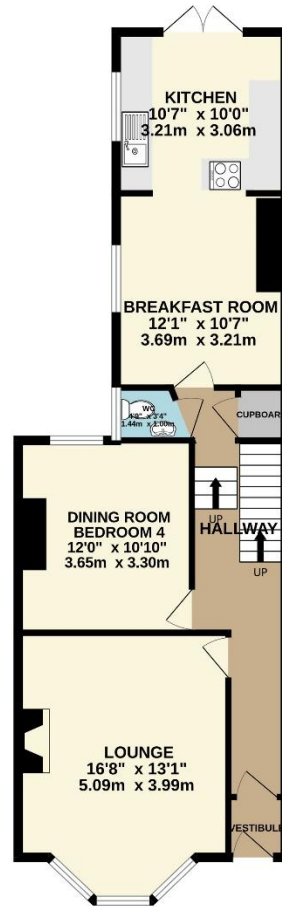
Early viewing is highly recommended.

To view this property call Lang Town & Country Estate Agents on **01752 256000**.

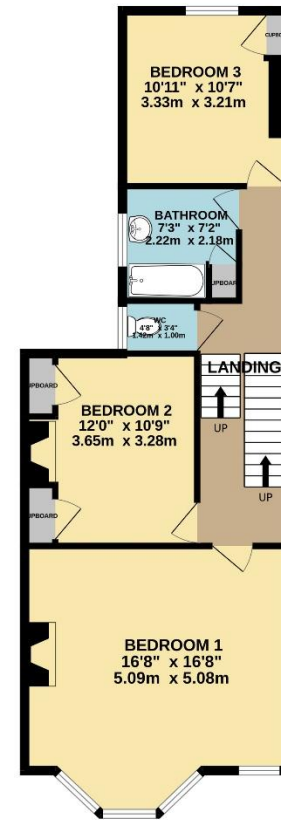




GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 1352 sq.ft. (125.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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