



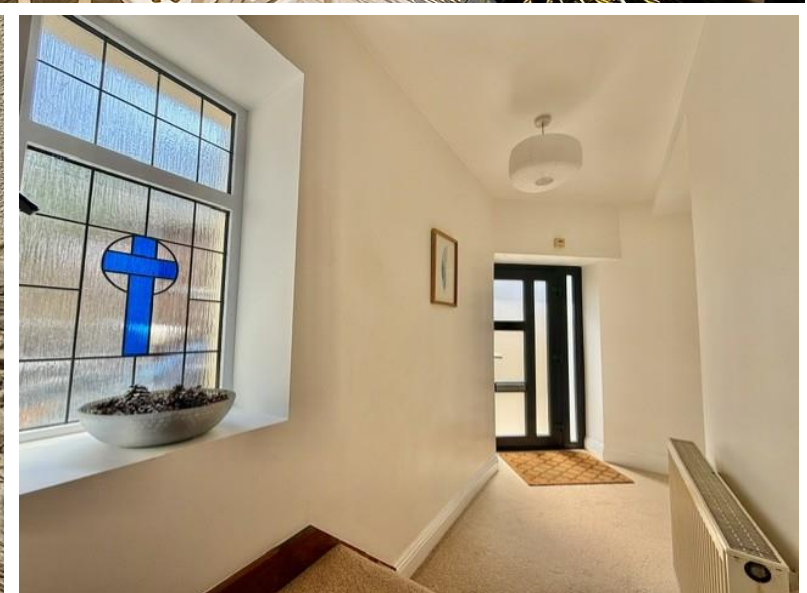
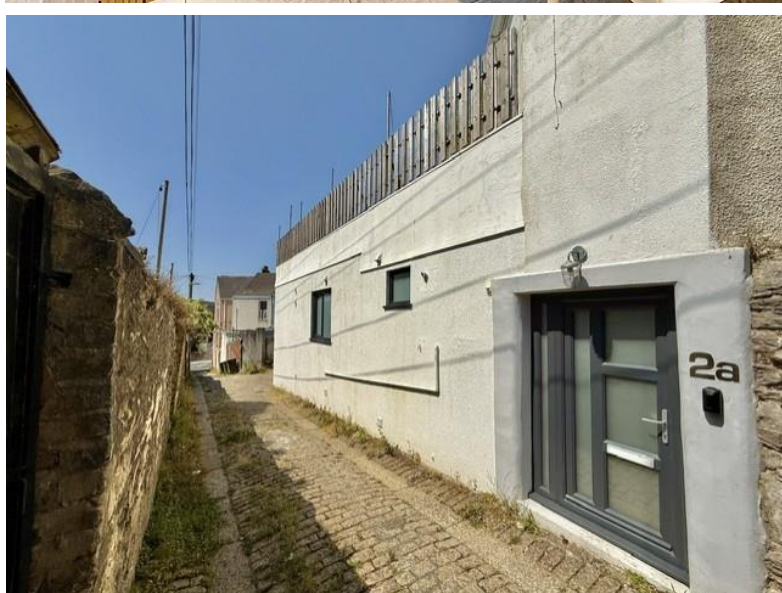
Falcon

01752 600444

2a Wesley Cottages

Peverell, Plymouth, PL3 4RB

Guide Price £230,000 - £240,000





In Brief

A Hidden 1 bed Urban Retreat with Historic Character and a Fabulous Roof Terrace

Reception Rooms	Large living room / diner	Parking	Garage
Bedrooms	Large double bedroom plus ensuite	Council Tax	A
Heating	Gas central heating		
Area	1064 sq ft		
Tenure	Freehold		

Description

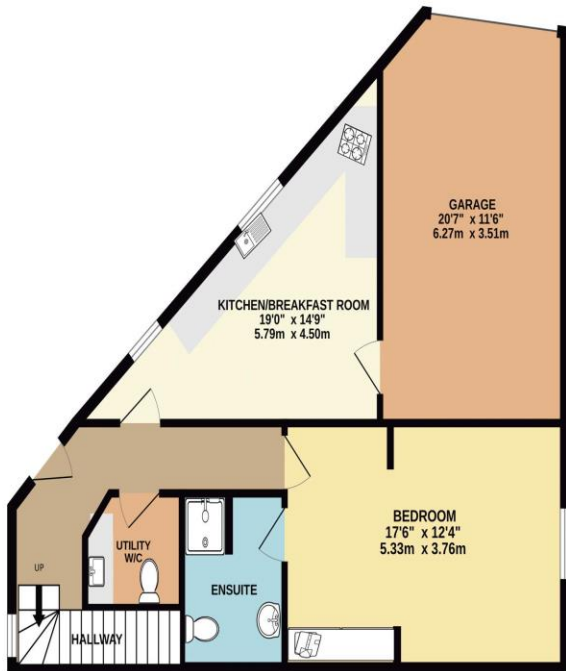
Tucked away along a quiet cobbled back lane, this truly unique one-bedroom end-terrace home offers an abundance of character and history. Believed to have begun life as an artisan's workshop before later serving as printing premises, it was thoughtfully converted into a stylish home in the mid-1990s, retaining its individuality and charm. The accommodation is both spacious and versatile, with a welcoming entrance hall leading to a beautifully fitted kitchen/breakfast room, a generous double bedroom with contemporary en-suite shower room, a useful utility/WC and internal access to the impressive integral garage (20'7" x 11'6"). Upstairs, the stunning open-plan living/dining room is flooded with natural light and features stripped and polished floorboards, a feature fireplace and French doors opening onto a fabulous south-facing roof terrace. Offering excellent privacy and ample space for entertaining or relaxing, this is a real highlight of the home. Ideally located within walking distance of Hyde Park shops, Mutley Plain, Central Park, the Life Centre, Plymouth City Centre and the highly regarded Hyde Park Primary School, this exceptional home is a perfect first-time purchase for anyone seeking something a little different.

Need A Mortgage?

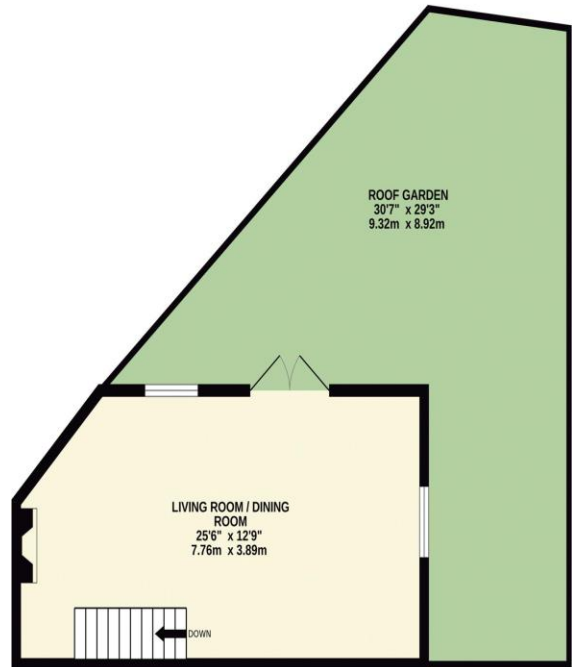
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 sq.m.) approx.
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A complete solution from just £600 with No sale – No Fee



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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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

