



LANG TOWN
& COUNTRY

46 Churchill Way, Peverell, Plymouth, Devon, PL3 4PS



Price £300,000



Situated within the highly sought-after residential area of Peverell, this three-bedroom detached family home occupies a generous plot and enjoys far-reaching views across the city, Plymouth Sound, Central Park and Home Park, the home of Plymouth Argyle Football Club. Offered to the market with no onward chain, the property presents a fantastic opportunity for purchasers looking to create a home tailored to their own tastes and requirements.

Ideally positioned within easy reach of a wide range of local amenities, including highly regarded schools, independent shops and everyday conveniences, the property also benefits from being within walking distance of Central Park and the Life Centre. This desirable location makes it particularly appealing to families and professionals alike.

The accommodation is arranged over two floors and offers well-proportioned living space throughout. Upon entering the property, an entrance hallway provides access to the principal ground floor rooms. The lounge with a bay window offers a comfortable space in which to relax, with sliding doors opening through to the adjoining dining room, creating a versatile layout ideal for both everyday family living and entertaining. The kitchen provides a practical space which, although now requiring modernisation, offers excellent potential for purchasers to redesign and update to suit their individual preferences.

To the first floor are three bedrooms, with the two front-facing bedrooms enjoying particularly impressive, far-reaching views across the surrounding cityscape, towards Plymouth Sound, Central Park and Home Park. These elevated views are a wonderful feature of the property and add to its overall appeal. Completing the first-floor accommodation is a shower room, fitted with a double walk-in shower enclosure incorporating an electric shower, wash hand basin and WC.

Externally, the property really comes into its own, occupying a generous plot with a tiered garden offering a variety of distinct areas to enjoy. The outdoor space provides plenty of scope for keen gardeners, families or those who simply enjoy spending time outside. A particular feature is the separate summer house, which benefits from a power supply and offers excellent potential for use as a garden retreat, hobby room or occasional workspace.

Further benefits include a good-sized garage with additional storage facilities, together with a driveway extending to the front and side of the property, providing ample off-road parking for multiple vehicles.

Whilst the property would benefit from a programme of updating and modernisation, it offers an exciting blank canvas with tremendous potential to create a wonderful family home in one of Plymouth's most desirable residential locations. Combining generous accommodation, attractive views, substantial outside space and excellent parking facilities, this is a rare opportunity for buyers seeking a detached home they can truly make their own.

Offered for sale with no onward chain, an internal viewing is highly recommended to fully appreciate the space, setting and potential this property has to offer.



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





TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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Lang Town & Country
6 Mannamead Road
Mannamead
Plymouth
PL4 7AA

Tel: 01752 256000

Email: property@langtownandcountry.com

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