



Falcon

01752 600444

1 Endsleigh Park Road

Peverell, Plymouth, PL3 4NH

Guide Price £300,000 - £325,000





In Brief

End of Terrace Peverell Family Home

Reception Rooms	Living Room & Dining Room
Bedrooms	4 Bedrooms
Heating	Gas Central Heating
Area	1310 Sqft
Tenure	Freehold

Parking	Potential Off Road Parking if Required
Council Tax	C

Description

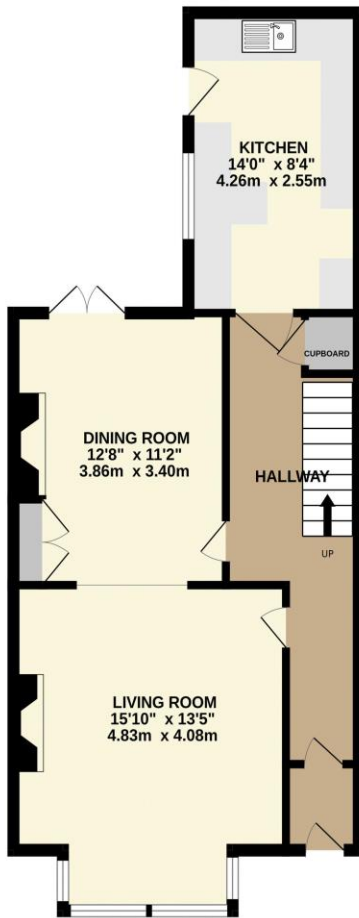
Located in Peverell is this beautifully presented and spacious four-bedroom family home, positioned perfectly for access to Central Park, with its numerous walks, coffee shop, children's play park, bowling green and tennis courts. Plus, this property is conveniently located for access to Hyde Park with an array of shops, coffee shops, and a popular Primary/Infant school. The house itself has been beautifully presented by the current owners, while also having a gorgeous rear garden and has the benefit of a 4th bedroom located in the converted loft. A path leads to the main original front door which in turn leads into a vestibule area, with characterful, original wooden panelling below a dado rail, with a further door leading into the main hallway. Doors from here lead off to rooms and stairs up to the first floor. Under the stairs there are a selection of useful storage cupboards. To the front of the property, you will find the spacious living room with a large bay window to the front, gorgeous feature fireplace and attractive ceiling coving. An open from here leads into the dining room, which again has a feature fireplace, original alcove cupboard and double doors from here leading out to the garden. At the end of the hallway a door leads into the kitchen, fitted with a selection of base cupboards with work surfaces over, additional wall mounted units and spaces for appliances. A door from the kitchen leads out to the garden. On the first floor there are three bedrooms, consisting of two spacious double bedrooms and a third single bedroom, while you will also find the main family bathroom, fitted with a wash hand basin and a bath with rainfall shower over. Also on the landing is a separate WC. Stairs from the first floor lead up to the converted loft which now boosts a fourth bedroom, which has velux windows to both the front and rear. Externally the property has a small courtyard area to the front which has a selection of bushes and shrubs. While to the rear, the garden is a decent size and has been laid with a gorgeous, tiled floor, and has the added benefit of a roller door to the side providing off road parking if required. This is a gorgeous, spacious family home, located in this desirable residential area. Call now for more details or to organise a viewing.

Need A Mortgage?

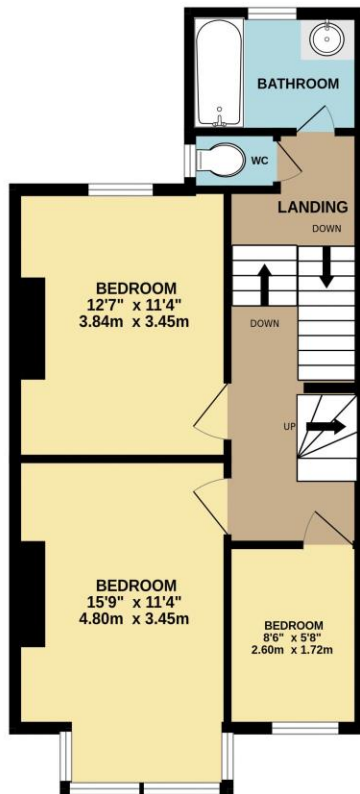
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Floor Plans

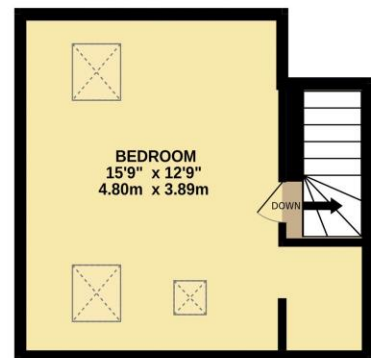
GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



2ND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.
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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		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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