



Falcon

01752 600444

65 Lydford Park Road

Peverell, Plymouth, PL3 4LQ

Guide Price £220,000 - £230,000





In Brief

Link Detached Bungalow

Reception Rooms Living Room & Dining Room

Bedrooms 3 Bedrooms

Heating Gas Central Heating

Area 1087 SQFT

Tenure Freehold

Parking Garage

Council Tax C

Description

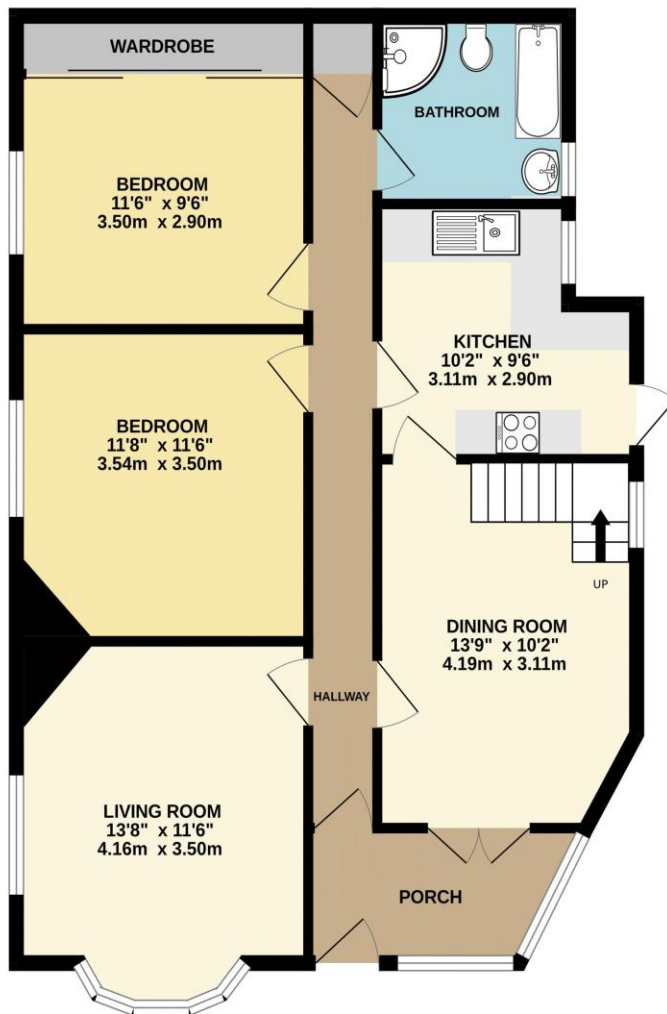
Positioned on the edge of Central Park is this link detached 3-bedroom dormer bungalow in this exceptional residential area of Peverell. The main front door leads into a useful front porch with a door into the hallway and double doors into the dining room. To the left hand side of the hallway is the living room with dual aspect windows, while there is also a separate dining room with access into the kitchen and stairs leading up to the bedroom located in the converted loft. The kitchen offers a selection of base units with work surfaces over, along with additional wall mounted units and space for appliances. A door from here leads out to a courtyard area of garden and access to the garage and service lane. The property offers 3 bedrooms with two bedrooms on the ground floor, one currently being used as a home office, the other offering built in mirror fronted wardrobes, as mentioned in the loft is the 3rd bedroom which has two velux windows and access to eaves storage. Externally the property has a small area of garden to the front and a courtyard to the rear, while also having access into a useful garage providing useful storage or off-road parking if required. This is a fantastic property, perfectly located close to Central Park and only a short distance from Hyde Park shops and School.

Need A Mortgage?

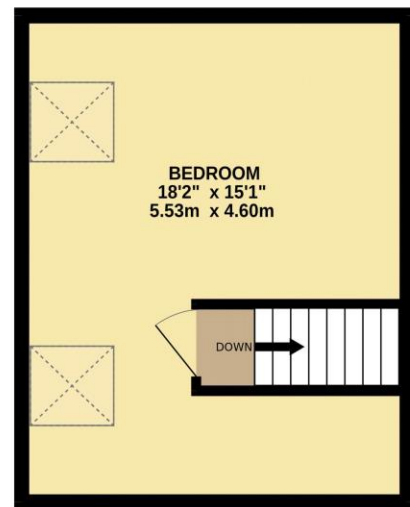
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Floor Plans

GROUND FLOOR
812 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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