



Falcon

01752 600444

26 Lydford Park Road

Peverell, Plymouth, PL3 4LQ

Guide Price £250,000-£260,000





In Brief

Mid Terraced Well presented extended property

Reception Rooms	Living room Kitchen- Dining room
Bedrooms	3 Bedrooms
Heating	Gas central Heating
Area	940sqft
Tenure	Freehold

Parking	On street Parking
Council Tax	B

Description

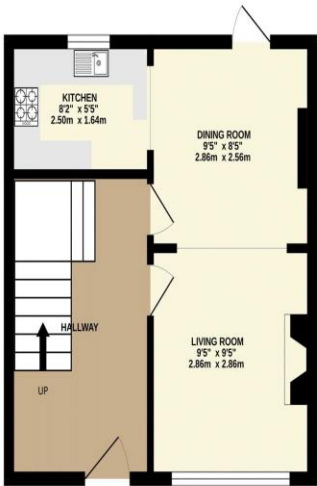
Lydford Park Road, Extended Three Bedroom Mid- Terraced Well presented property. Situated in the ever popular area of Peverell, just a stones throw away from Central Park and within easy reach of Plymouth City centre ,this beautifully presented and extended mid-terrace home offers space, character, and convenience in equal measure.The ground floor welcomes you with a bright entrance hallway leading to a spacious living room that flows into an open plan Kitchen / diner-Perfect for modern family living. Upstairs , the first floor hosts two generous sized double bedrooms and a family bathroom. A stand out feature of this home is the extended loft room , offering a large third bedroom with two Velux widows that flood the space with light, as well as ample storage in the eaves. Outside to the rear elevation the garden is a low maintenance and thoughtfully landscaped with paving, decorative boulders, and established shrubbery-an ideal spot for relaxing. located close to a highly regarded primary and secondary schools, this home combines excellent amenities, green open spaces and transport links. Perfect home for professionals, families or anyone seeking a vibrant yet peaceful property.

Need A Mortgage?

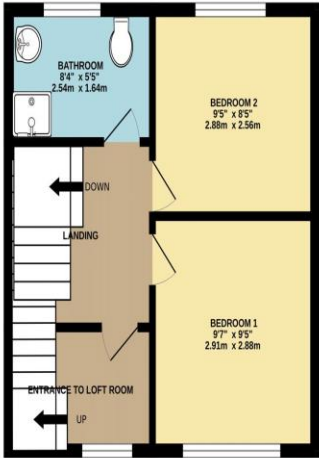
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

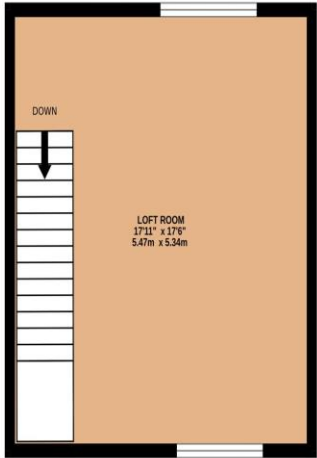
GROUND FLOOR



1ST FLOOR

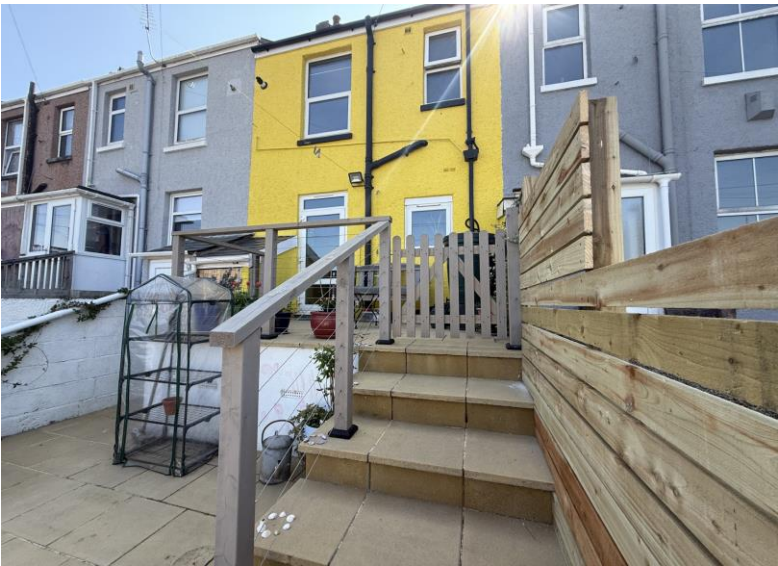


2ND FLOOR



FLOOR PLAN

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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		90
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

