



Falcon

01752 600444

25 Rosslyn Park Road

Peverell, Plymouth, PL3 4LL

Guide Price £300,000 - £325,000





In Brief

Peverell Family Home

Reception Rooms Living Room, Dining Room & Kitchen/Diner

Bedrooms 4 Double Bedrooms

Heating Gas Central Heating

Area 1531 Sqft

Tenure Freehold

Parking On Street Parking

Council Tax C

Description

Positioned in one of Peverell's 'Park Roads' is this spacious 4 double bedroom family home perfectly positioned close to Central Park, and within easy reach of Hyde Park with its selection of shops and popular school. The main front door leads into a front porch with a further door into the hallway. Off of the hallway doors lead to rooms and stairs to the first floor. To the front the property has a good sized living room with a bay window to the front, while off of the living room through an archway is the separate dining room. A sliding door from here leads to the garden. At the end of the hallway is the kitchen/diner which is a fantastic size measuring 22ft in length and consists of an area of a table and chairs, plus a range of base units with work surfaces over, plus additional wall mounted units. Spaces are available for appliances. A door from the kitchen area leads out to the garden. Also on the ground floor is a downstairs WC. On the first floor there are three bedrooms with the main bedroom to the front stretching the full width of the property, while to the rear the back bedroom leads out onto a balcony area. Also on the first floor is a bathroom and separate WC. From the first floor landing stairs lead to the second floor and the fourth bedroom, which is another double room and has a room, which requires finishing but would make a superb en suite shower room. Externally the property offers a low maintenance garden, with a side garden running down the side of the tenement, while steps lead up to a patio area of garden, perfect for a seating area, while a gate to the rear leads out to the service lane. This is a great home, perfectly located in this popular residential area. For more information or to organise a viewing, contact us now.

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Floor Plans



TOTAL FLOOR AREA : 1531 sq.ft. (142.3 sq.m.) approx.
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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 | | 80 |
| (69-80) C | 67 | |
| (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 | | |

