



# Falcon

01752 600444

**28 St. Martins Avenue**

Peverell, Plymouth, PL3 4QS

Offers in Excess of £330,000







## In Brief

### Desirable Extended 4 Bedroom 1930s Peverell Property with Parking.

<b>Reception Rooms</b>	Living room - Dining room and Kitchen / Diner		
<b>Bedrooms</b>	4 Bedrooms		
<b>Heating</b>	Gas central Heating	<b>Parking</b>	Driveway parking for 2 Cars
<b>Area</b>	1,690Sqft	<b>Council Tax</b>	C
<b>Tenure</b>	Freehold		

## Description

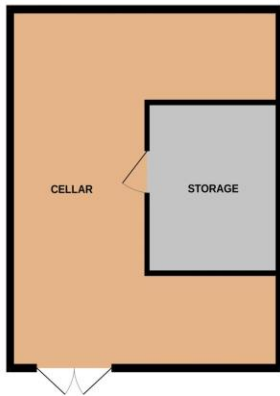
Situated in the desirable Peverell area, this beautifully extended 1930s four-bedroom semi-detached home offers an exceptional blend of character, space, and convenience. Set across three floors with the added benefit of a cellar, this property provides generous accommodation and versatile living options, perfect for modern family life. Upon entering the property, you're welcomed by a spacious entrance hall that leads into the bright living room that opens seamlessly into a large open-plan dining area – ideal for entertaining. To the rear, there is a well-appointed kitchen/dining room and a convenient downstairs WC. The first floor comprises two spacious double bedrooms, a good-sized single bedroom, and a stylish family bathroom. The loft has been thoughtfully converted to create a fourth double bedroom, enhancing the overall living space. The home also benefits from gas central heating and double glazing throughout. Outside, the property boasts a private enclosed rear courtyard garden – a real sun trap and perfect for summer relaxation. The property also features a cellar, ideal for storage or use as a workshop. Rarely available in this area, the home also benefits from off-road parking for two vehicles – a true asset in Peverell. With excellent access to the A38, and just a short distance from the Life Centre and Central Park, this is an outstanding opportunity to secure a spacious and unique family home in one of Plymouth's most popular locations. Early viewing is highly recommended

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# Floor Plans

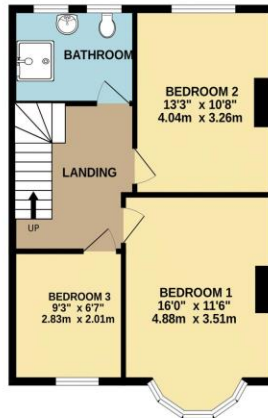
**BASEMENT**  
530 sq.ft. (49.2 sq.m.) approx.



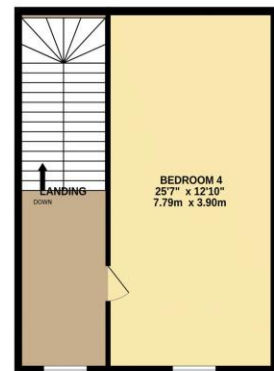
**GROUND FLOOR**  
623 sq.ft. (57.6 sq.m.) approx.



**1ST FLOOR**  
538 sq.ft. (50.0 sq.m.) approx.



**2ND FLOOR**  
504 sq.ft. (46.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2194 sq.ft. (203.8 sq.m.) approx.**  
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## Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee





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.**

