



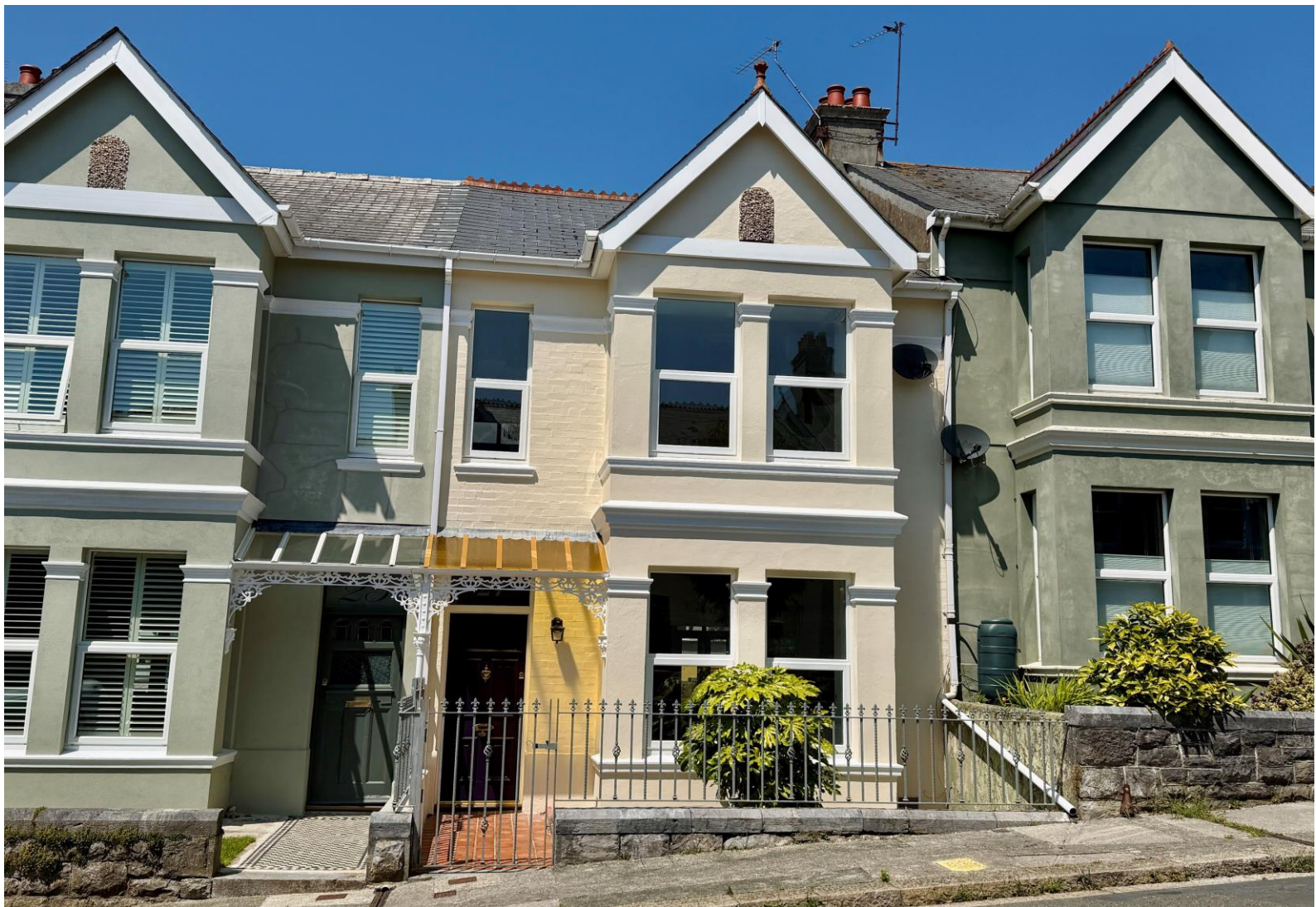
Falcon

01752 600444

27 Bickham Park Road

Peverell, Plymouth, PL3 4QJ

Guide Price £290,000-£300,000





In Brief

A gorgeous 3 bedroomed family home with sunny garden and character

Reception Rooms Large living room & separate dining room

Bedrooms 3 Lovely bedrooms

Heating Gas central heating

Area 1134 sq ft

Tenure Freehold

Parking On street parking

Council Tax C

Description

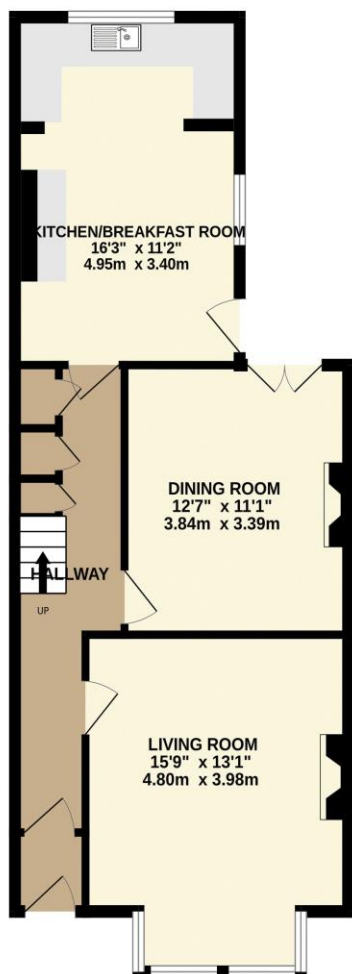
Nestled in a sought-after location close to Hyde Park Primary School and the vibrant amenities of Plymouth's Central Park and the Life Centre, this delightful Victorian/Edwardian family home beautifully blends period charm with modern comforts. As you step through the front door, you're greeted by a welcoming mosaic-tiled porch floor and elegant wood panelling to the half-height walls—an immediate nod to the property's rich heritage. The ground floor boasts a generous living room, seamlessly flowing through a square archway into the separate dining room, where double doors open out onto the sunny, enclosed courtyard garden—perfect for afternoon relaxation and evening entertaining. The kitchen/breakfast room is impressively spacious and well-appointed, offering plenty of room for both cooking and casual dining. Upstairs, the first-floor landing leads to three well-proportioned bedrooms—two comfortable doubles and a good-sized single—making this a superb choice for growing families or those seeking flexible living space. The family bathroom is modern in design, complete with a white suite and electric shower over the bath. Additional benefits include gas central heating and UPVC double glazing throughout, ensuring warmth and efficiency year-round. Positioned on the 'sunny side of the street,' the rear garden enjoys excellent natural light into the afternoon and evening—a rare and treasured feature. With shops, schools, green spaces, and leisure facilities all within easy reach, this charming home is as convenient as it is characterful.

Need A Mortgage?

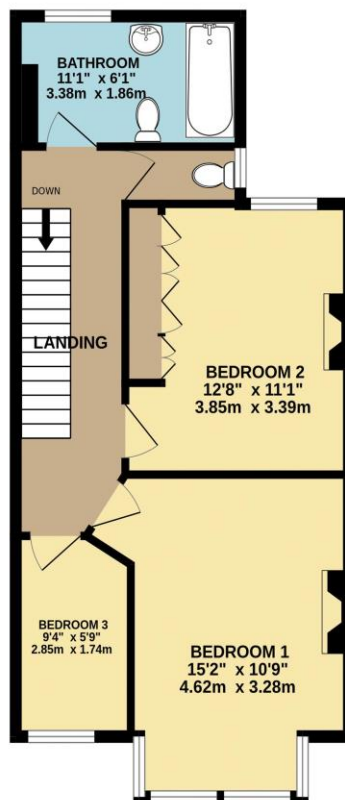
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Floor Plans

GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.4 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		87
(69-80) C	72	
(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
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