



Falcon

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44 Belair Road

Peverell, Plymouth, PL2 3QH

Guide Price £250,000 - £260,000





In Brief

A fabulous 4 bedroomed family home in need of some refurbishments.

Reception Rooms Two large reception rooms

Bedrooms 4 bedrooms

Heating Gas central heating

Area 1256 sq ft

Tenure Freehold

Parking On street parking

Council Tax C

Description

Positioned in this lovely period road close to Plymouth's beautiful Central Park is this 4 bedroomed (3 doubles and a single) terraced family home that does now require a degree of organising and planning. Once in the hallway you will see that it still has some of it's period features such as ceiling mouldings, stripped wooden flooring and a carved wooded newel post at the foot of the stairs. There is a large living room that opens into the separate dining room. The kitchen breakfast room to the rear is a great size with a period style fireplace as a focal point. The kitchen is fitted with a good range of built in Units.

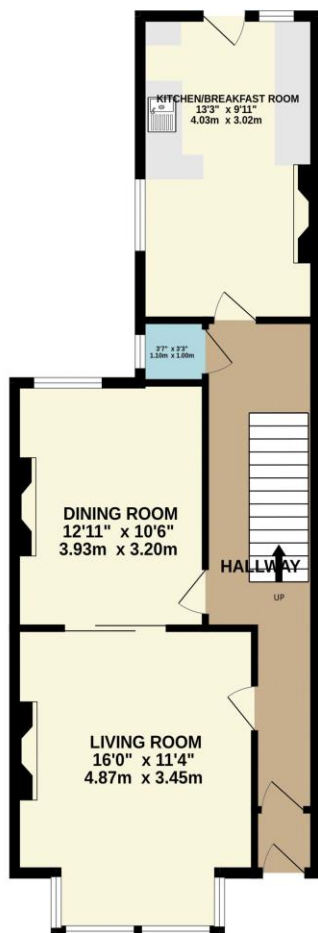
Off the first floor landing to the rear there is a good sized bedroom. The bathroom is fabulous, beautifully designed with a perfect period feel with the roll topped bath. The property comes with gas central heating and upvc double glazing. Outside to the rear there is a good sized courtyard garden. Close by you have the park right opposite plus the Life Center.

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Floor Plans

GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.8 sq.m.) approx.
Made with Metroplan 6/2025



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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		83
(69-80) C	70	
(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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