



Falcon
fine

01752 600640

7 College View

Peverell, Plymouth, PL3 4JB

Guide Price £425,000 - £450,000





In Brief

A simply stunning 4 double bedroom family home overlooking playing fields plus a balcony!

Reception Rooms Large living room & separate dining room

Bedrooms 4 Double bedrooms

Heating Gas central heating

Area 1997 sq ft

Tenure Freehold

Parking On street parking - restrictions will apply, permit required.

Council Tax C

Description

Positioned directly opposite the playing fields of Plymouth College, this beautifully extended four double-bedroom terraced home blends period charm with modern living. From the moment you step inside, the character of the property shines through—original stripped wooden floors, decorative ceiling features, and classic four-panel doors set a warm and timeless tone. The spacious living room and separate dining room each feature elegant period fireplaces, with the living room boasting a fabulous wood-burning stove—perfect for cosy evenings. A downstairs WC adds practical convenience. At the heart of the home is the large kitchen/breakfast room, thoughtfully designed with stylish fitted units and a breakfast bar. This space flows into a snug area with bifold doors that open out to the sun-soaked garden—ideal for indoor-outdoor living and entertaining. Upstairs, the first floor offers three generous double bedrooms, including a standout main bedroom that spans the full width of the house and enjoys stunning views across the playing fields. The family bathroom is simply spectacular—featuring a luxurious walk-in 'wet room' style shower and a freestanding bath, finished to an exceptional standard. A staircase leads to the converted attic double bedroom—an impressive space with double doors opening onto a private balcony. From here, enjoy breathtaking panoramic views over the rooftops toward Plymouth Sound. The rear garden is immaculately presented, bathed in sunlight, and laid to patio—enclosed by charming original stone walling for privacy and character. Located just a short stroll from the shops and amenities of Mutley Plain, and within easy reach of the city centre and Central Park, this home offers the perfect combination of style, comfort, and convenience.

Need A Mortgage?

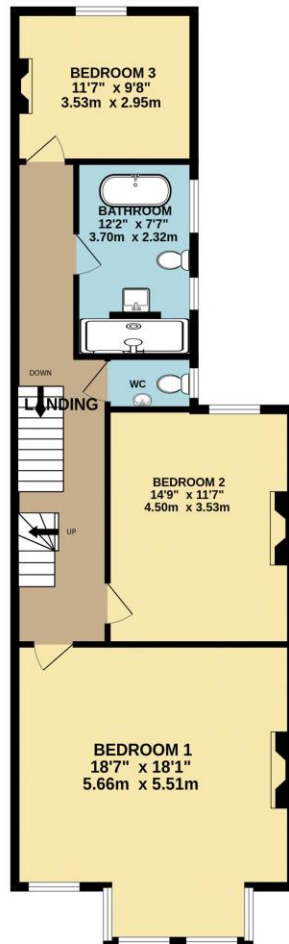
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Floor Plans

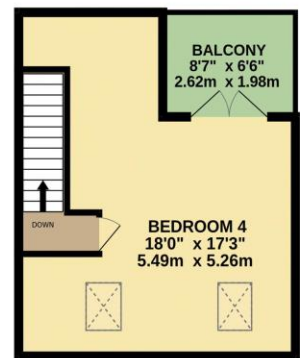
GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



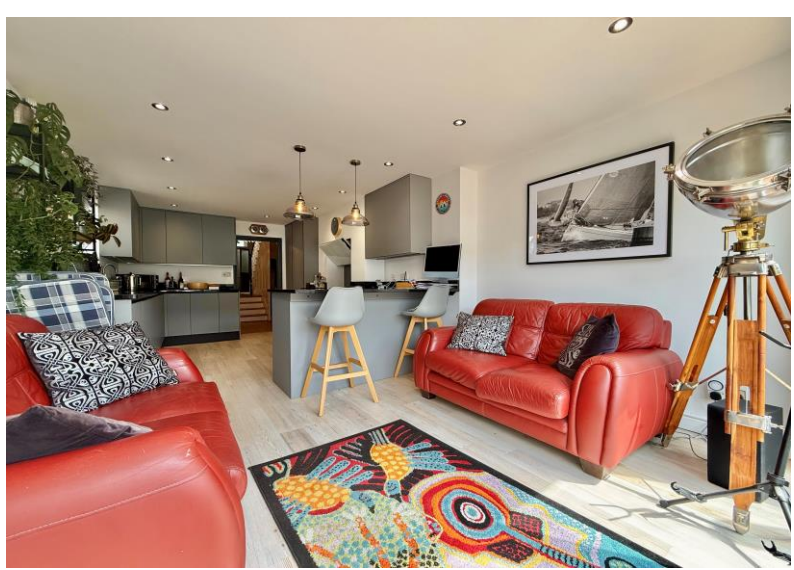
1ST FLOOR
836 sq.ft. (77.7 sq.m.) approx.



2ND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1997 sq.ft. (185.5 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

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