



# Falcon

01752 600444

## 40 Peverell Park Road

Peverell, Plymouth, PL3 4NA

Guide Price £475,000- £500,000







## In Brief

### Striking and substantial Five Bedroom House

**Reception Rooms** Living room - Dining room

**Bedrooms** 5 Bedroom

**Heating** Gas Central Heating

**Area** 2053 Sq Ft

**Tenure** Freehold

**Parking** Garage

**Council Tax** D

## Description

A Striking and Substantial Five-Bedroom End Terrace in a Prime Location Located in one of the area's most desirable residential settings, this exceptional five-bedroom end terrace offers over 2,000 sq. ft. of beautifully presented accommodation, full of period charm and character. Perfectly positioned close to highly regarded schools and local amenities, this impressive home is ideal for families seeking space, style, and convenience. Boasting a wealth of original features, the property welcomes you via a tiled vestibule with stylish half-height walls and a stunning stained-glass door that opens into a grand and imposing hallway. From here, doors lead off to the main reception rooms and stairs rise to the first floor. To the front of the property, a generous living room features a large bay window, a striking fireplace, and intricate ceiling detail, flowing seamlessly into a spacious dining area with further period features and double doors that open onto the rear garden — ideal for entertaining. The kitchen/diner spans is fitted with a range of base and wall-mounted units, granite worktops, and space for appliances. A separate utility room and a ground floor WC complete the downstairs accommodation. Upstairs, there are five well-proportioned bedrooms. The principal bedroom benefits from a newly fitted en-suite shower room, while the additional bedrooms are served by a modern family bathroom and a separate WC. Externally, the property offers mature shrubs and planting to the front, and to the rear a newly landscaped patio area leads to a larger than average garage — a rare and highly sought-after feature in the area — complete with power, lighting, and a roller door offering vehicular access from the road. This is an exceptional opportunity to acquire a truly special home — spacious, stylish, and full of character. Early viewing is highly recommended.

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# Floor Plans

GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



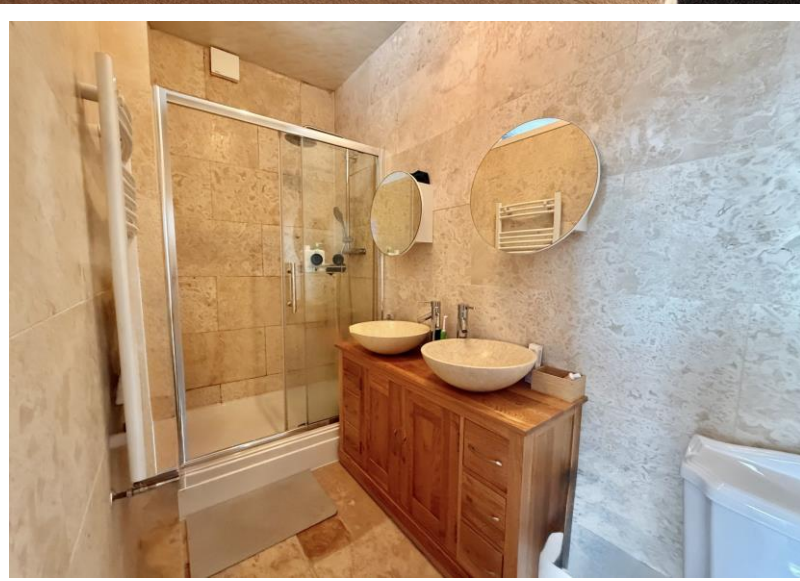
1ST FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 2053 sq.ft. (190.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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