



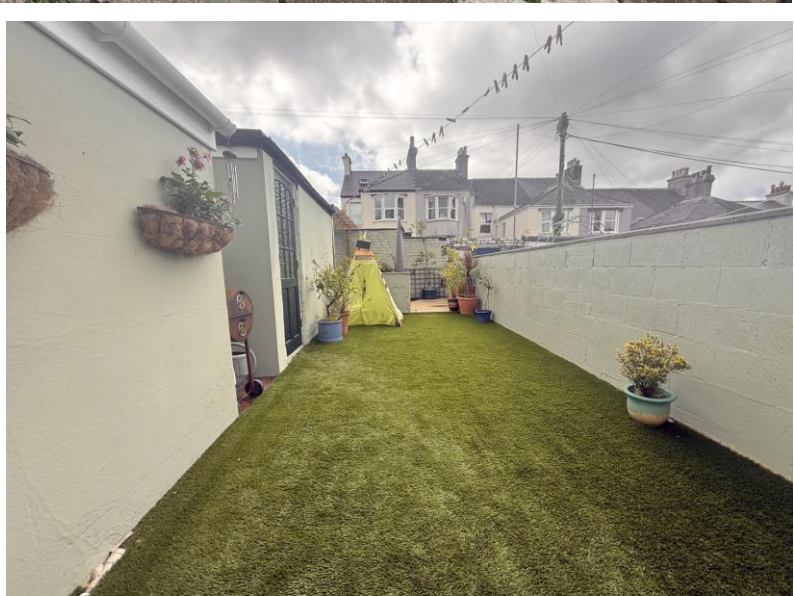
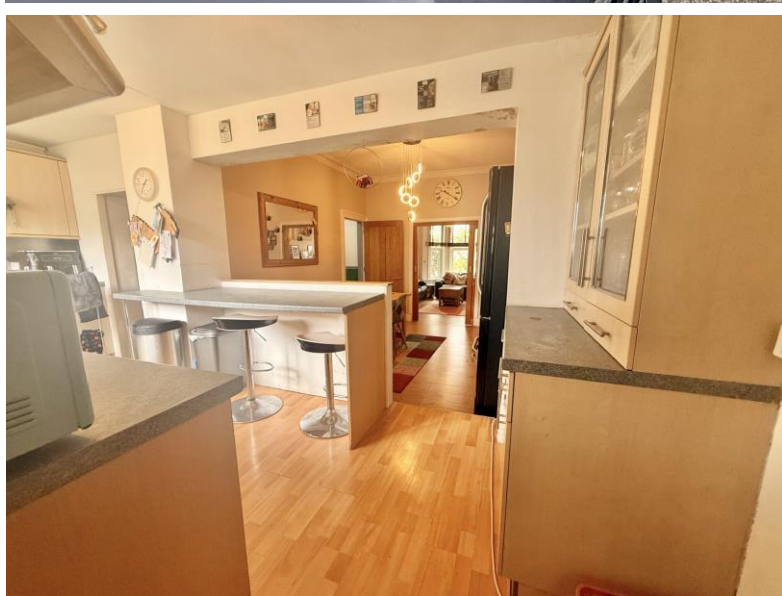
Falcon

01752 600444

1 Westbourne Road

Peverell, Plymouth, PL3 4LH

Guide Price £300,000- £325,000





In Brief

End terraced Gorgeous extended 4 Bedroom Property

Reception Rooms	Large living room - Kitchen -Diner		
Bedrooms	4 Bedrooms		
Heating	Gas Central Heating	Parking	On street Parking
Area	1,181SqFT	Council Tax	C
Tenure	Freehold		

Description

Spacious & Characterful Family Home – Sought-After Peverell Location – Chain Free This larger-than-average end-terrace period property is bursting with charm and character, offering generous living space across three floors—ideal for growing families. On the ground floor, you're welcomed by a spacious and beautifully light lounge with original features, leading through open-plan doors into a stylish dining area and fitted kitchen that would benefit from a upgrade but all in working order. Also a handy ground floor bathroom adds further convenience, and the layout flows perfectly for family living and entertaining. Outside, the garden is a real highlight—private and well-sized, ideal for children to play safely. There's also a fantastic composite-decked seating area complete with a social outdoor TV, creating the perfect space for alfresco evenings or hosting guests. Upstairs, the first floor offers two generous double bedrooms and a well-proportioned single room, with a superb principal bedroom in the converted loft, complete with its own EN -Suite. Situated in the ever-popular Peverell area, this property is within easy reach of highly regarded schools, Hyde Park, Mutley Plain and Plymouth City Centre—making it a superb location for both families and professionals. This characterful and deceptively spacious home is offered to the market chain free and must be viewed to be fully appreciated.

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Floor Plans

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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		
(69-80) C		72
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

