



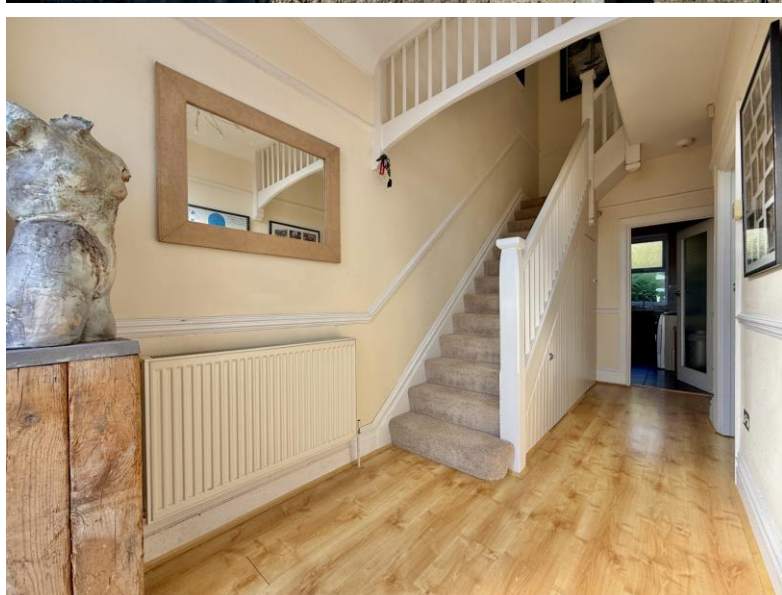
Falcon

01752 600444

152 Weston Park Road

Peverell, Plymouth, PL3 4NR

Guide Price £270,000 - £280,000





In Brief

Charming 1920s 4-Bedroom Semi-Detached Home in Prime Residential Location

Reception Rooms	4 Bedrooms		
Bedrooms	Living room and separate dining room		
Heating	Gas central heating	Parking	On street parking
Area	1011 sq ft	Council Tax	C
Tenure	Freehold		

Description

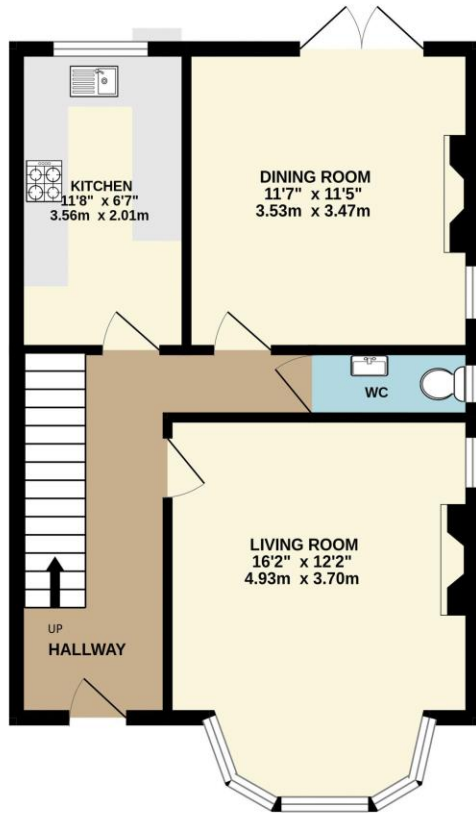
Nestled in one of Plymouth's most sought-after residential areas, this beautifully presented 1920s semi-detached home offers generous space, character, and modern comfort—perfect for family living. As you step inside, you're welcomed by a bright and spacious reception hallway that immediately sets a warm and inviting tone. The living room features a large bay window that fills the space with natural light and provides a delightful view to the front. A separate dining room opens directly onto the rear garden through double doors, ideal for entertaining and family meals. The kitchen is well-equipped with a sleek, modern range of units and integrated oven and hob. A convenient downstairs WC adds to the practicality of the layout. Upstairs, the bright and airy landing leads to four bedrooms. The front-facing rooms enjoy a wonderful open outlook towards Plymouth's Central Park, bathing them in light and offering lovely views. The contemporary family bathroom includes a white suite and shower over the bath. Additional features include gas central heating and UPVC double glazing throughout. Outside, the rear garden is a true highlight—perfect for family life—with a sunny patio seating area, mature hedges, and walling providing a sense of privacy. The garden enjoys sunlight throughout the day, making it a perfect space for relaxing or play. Superbly located, the home is just a short walk from the highly regarded Hyde Park Primary School and the vibrant amenities of Hyde Park and Mutley Plain. Central Park and the popular Life Centre leisure complex are also close by. This is a truly special family home in an exceptional location—early viewing is highly recommended.

Need A Mortgage?

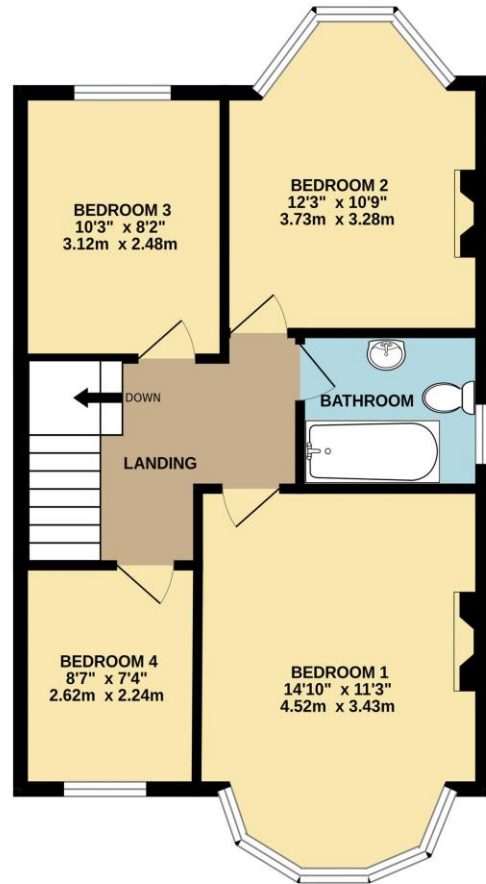
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.
Made with Metropix 6/2025



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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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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		82
(69-80) C		
(55-68) D	64	
(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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