



Falcon

01752 600444

30 Torr View Avenue

Perverell, Plymouth, PL3 4QW

Guide Price £300,000-£325,000





In Brief

Stylish 4-Bedroom Family Home in the Heart of Peverell with parking!

Reception Rooms	Large living room & separate dining room		
Bedrooms	4 bedrooms, 2 bathrooms	Parking	Off road parking to rear
Heating	Gas central heating	Council Tax	C
Area	1352 sq ft		
Tenure	Freehold		

Description

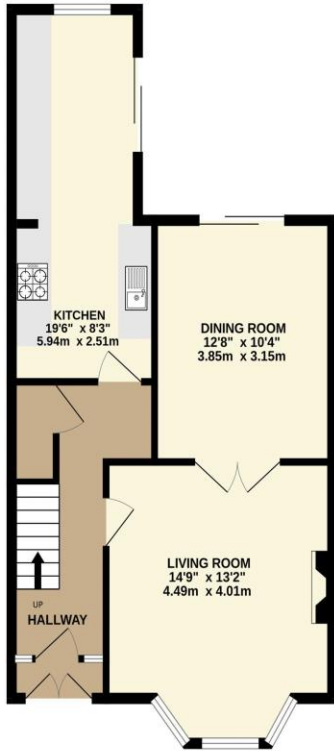
Perfectly positioned in one of Plymouth's most sought-after locations, this much-improved and extended four-bedroom terraced home offers the ideal balance of character, style, and modern living. Just a short stroll from Central Park, Hyde Park Primary School, the Life Centre, and with easy access into the city centre, it's a home that truly has it all. Step inside and you're greeted by a bright, welcoming living room, complete with a cosy wood burner as the focal point. Double doors lead through to the separate dining room, a perfect entertaining space, which opens directly onto the sunny rear decking — ideal for alfresco dining. The extended kitchen is a real showstopper: stylish, well-designed, and filled with natural light, with sliding patio doors also flowing onto the decking for seamless indoor-outdoor living. Upstairs, the first-floor landing reveals a contemporary family bathroom, where period charm meets modern comfort — featuring a stained glass window and a bath with luxurious jacuzzi-style jets and overhead mixer shower. There is a fourth single bedroom plus two double bedrooms on this level both coming complete with fitted wardrobes. Head to the top floor and you'll find a stunning attic double bedroom — flooded with light thanks to Velux-style windows, and enhanced by double doors opening onto a Juliet balcony with far-reaching views across the rooftops to Plymouth Sound. A second modern shower room completes this level, offering walk-in shower, basin, bidet, and W/C. Outside, the property boasts a beautifully enclosed brick-paved courtyard garden with a roller garage door providing off-road parking via the rear service lane. With its south-easterly aspect, it's a private suntrap perfect for relaxing. Plus, the handy basement storage room (housing the boiler) is a fantastic bonus. With gas central heating, UPVC double glazing, and stylish upgrades throughout, this home is ready for its next chapter. A rare find in Peverell — spacious, stylish, and superbly located.

Need A Mortgage?

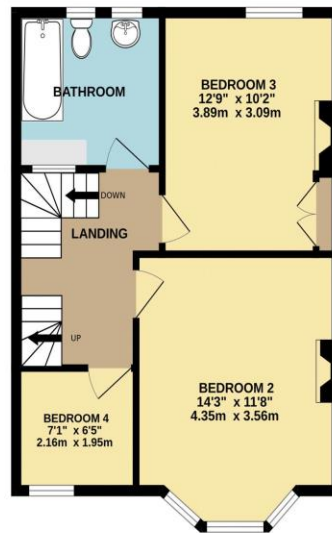
Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!

Floor Plans

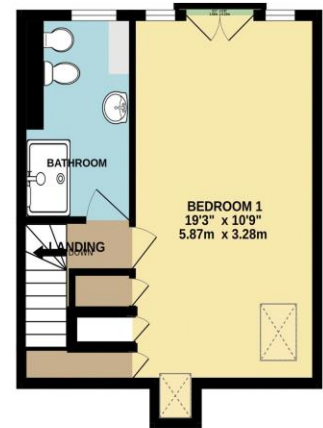
GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



2ND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.
Made with Metropix ©2025



Fixed Price Conveyancing

A complete solution from just £600 with No sale – No Fee



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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

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		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

