



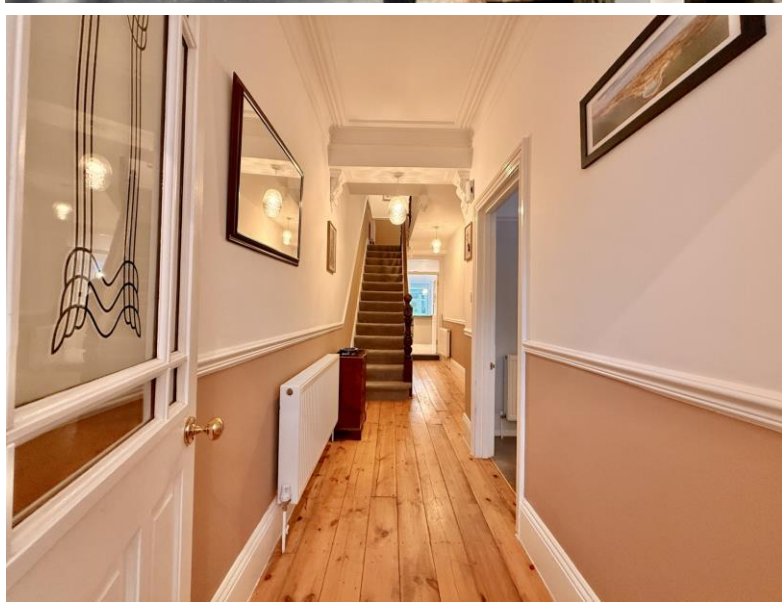
# Falcon

01752 600444

## 182 Peverell Park Road

Peverell, Plymouth, PL3 4QE

Guide Price £390,000-£400,000





## In Brief

### Room Home in the heart of Peverell

Living room and Dining room

Generous bedrooms

**Council Tax** C

**Heating** Gas Central heating

**Area** 1741 Sq Ft

**Tenure** Freehold

## Description

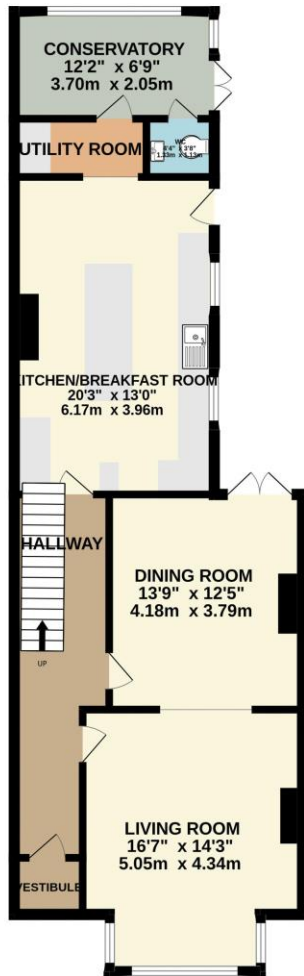
Situated in the ever sought-after location of Peverell, slightly elevated and set back from Peverell Park Road, this immaculately presented mid-terrace property is an absolute credit to its current owners. Beautifully upgraded and thoughtfully styled throughout, this stunning home perfectly combines character, comfort and modern living. Upon entering, you are welcomed into a superb open-plan living space, incorporating the sitting room and dining area. This bright and sociable layout is enhanced by charming period features, including beautiful feature fireplaces, creating a warm and inviting atmosphere ideal for both relaxing evenings and entertaining guests. To the rear lies the true hub of the home – an impressive modern fitted kitchen, finished to a high standard with a range of stylish wall and base units. The space is perfectly complemented by a central island, providing additional preparation space and an ideal setting for entertaining or for those who love to cook. Further enhancing the ground floor accommodation is a conservatory, utility room and a convenient downstairs WC, ensuring this home caters effortlessly to modern family life. The first floor continues to impress, boasting well-proportioned bedrooms and a beautifully appointed family bathroom complete with a four-piece suite, including a freestanding bath, separate shower cubicle, WC and wash hand basin – a luxurious and relaxing space. Externally, the property benefits from a private, enclosed rear garden which is also utilised for off-road parking – a highly desirable feature in Peverell where parking is at a premium. This exceptional home is ideally located close to well-regarded local schools, Central Park, the Life Centre and the amenities of Mutley Plain, making it perfectly positioned for families and professionals alike. Having undergone numerous upgrades, including new windows throughout and a new boiler system, this property is truly ready to move straight into. A stunning home in a highly regarded area – this is sure to be a showstopper for all who view. Early viewing is highly recommended.

**Need A Mortgage?**

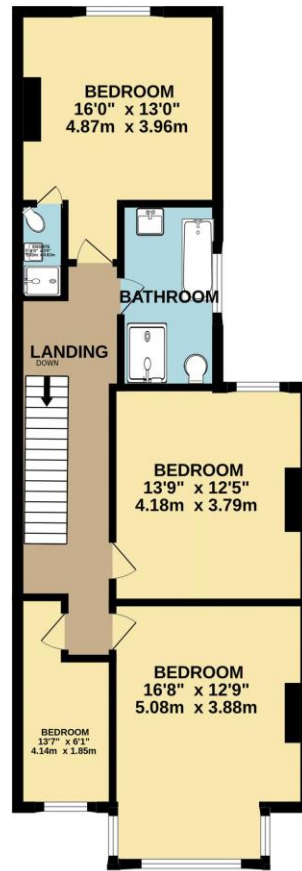
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

# Floor Plans

GROUND FLOOR  
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR  
827 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 1741 sq.ft. (161.7 sq.m.) approx.  
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## 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

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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+) <b>A</b>                                                                        |         |           |
| (81-91) <b>B</b>                                                                      |         |           |
| (69-80) <b>C</b>                                                                      |         | 78        |
| (55-68) <b>D</b>                                                                      | 64      |           |
| (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                                                               |         |           |
|  |         |           |
| <a href="http://www.epc4u.com">www.epc4u.com</a>                                      |         |           |

