



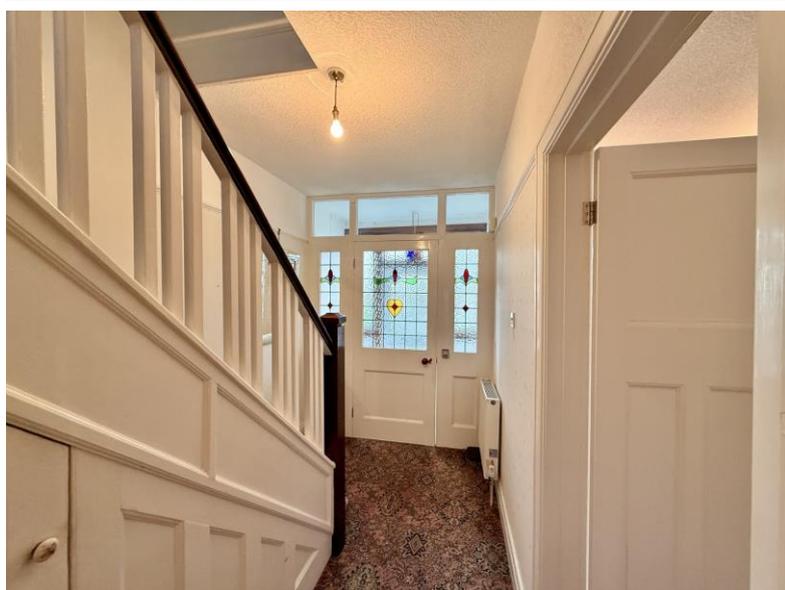
Falcon

01752 600444

29 Hillsdunne Road

Peverell, Plymouth, PL3 4PU

Guide Price £350,000 - £375,000





In Brief

Charming Semi- detached 1930s property in a quiet cul-de-sac

Reception Rooms	2 double beds and single box room	Parking	On street parking
Bedrooms	Living room and separate Dining room	Council Tax	C
Heating	Gas central Heating		
Area	1,016SQFT		
Tenure	Freehold		

Description

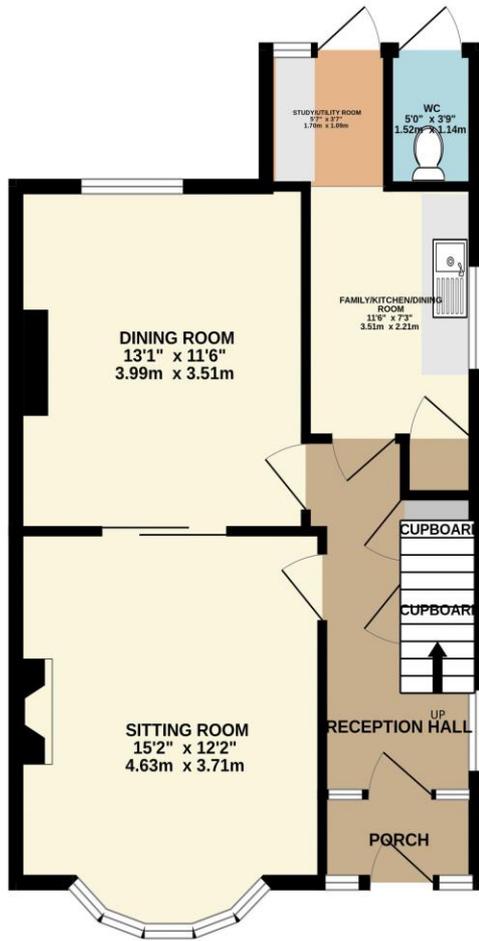
Charming 1930s Semi-Detached Home in a Quiet, Elevated Position – First Time to the Market in Many Years Tucked away in a peaceful location and occupying an elevated plot, this attractive 1930s semi-detached home comes to the open market for the first time in many years, offering a rare opportunity to acquire a much-loved property brimming with character and potential. A glazed 1930s-style entrance door welcomes you into the hallway, setting the tone for the home's period charm. From here, the accommodation flows into a bright and inviting living room, with original wooden sliding doors opening through to the separate dining room — ideal for both everyday living and entertaining. A fitted kitchen sits to the rear of the property, with useful understairs storage cupboards providing practical space. To the first floor, there are two generous double bedrooms and a small study, perfect for home working or as a nursery. The bathroom has been recently fitted and features a jacuzzi bath, separate shower unit, and wash hand basin, complemented by a separate WC for added convenience. The loft is fully boarded and benefits from Velux windows, offering excellent additional storage and future potential (subject to any necessary consents). Externally, the rear garden is a true highlight — a private, wall-enclosed space featuring two ornamental ponds, a beautiful mature olive tree, and a charming summer house, creating a tranquil setting perfect for relaxing afternoons or entertaining guests. The property benefits from gas central heating and double glazing throughout. While in need of some modernisation, this delightful home offers enormous scope for improvement and personalisation, making it an exciting opportunity for buyers seeking a character property in a quiet setting.

Need A Mortgage?

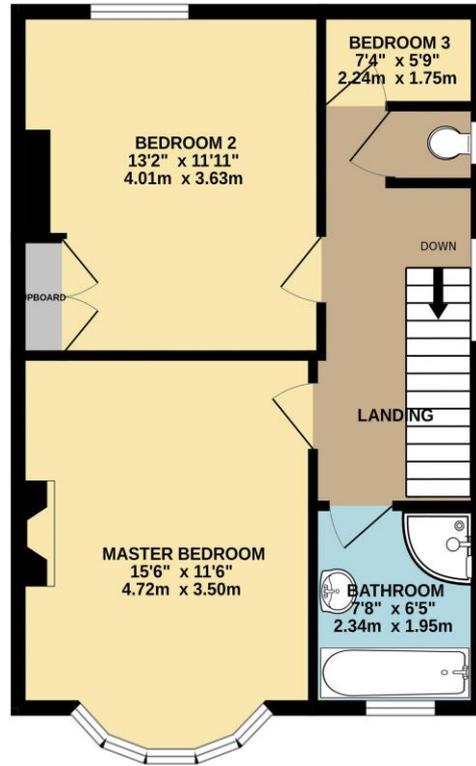
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Floor Plans

GROUND FLOOR



1ST 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		74
(55-68)	D	55	
(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			

