



# Falcon

01752 600444

## 180 Peverell Park Road

Peverell, Plymouth, PL3 4QE

Guide Price £375,000 - £400,000





## In Brief

### Exceptional Home Opposite Central Park with Garage & Stylish contemporary finish

<b>Reception Rooms</b>	Fabulous living room with separate dining room.		
<b>Bedrooms</b>	3 Double bedrooms plus a single / study.		
<b>Heating</b>	Gas central heating.	<b>Parking</b>	Garage to rear plus on street parking.
<b>Area</b>	1366 sq ft	<b>Council Tax</b>	C
<b>Tenure</b>	Freehold		

## Description

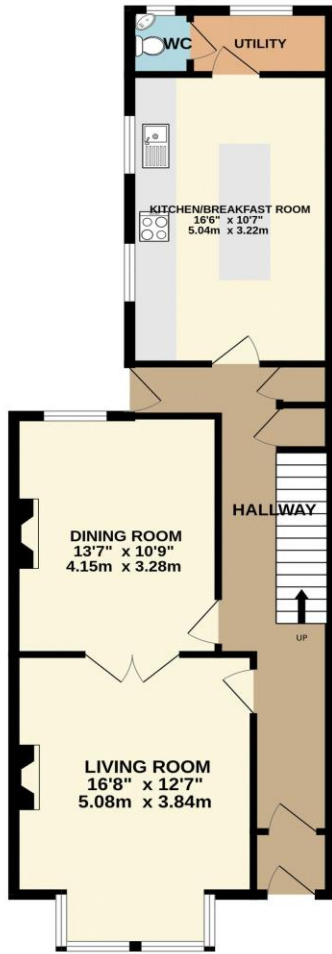
Overlooking the beautiful Central Park, Plymouth's "green lung," this stunning four-bedroom terraced home has been tastefully refurbished to a high standard, blending period charm with modern style. From the moment you step inside, character features shine through, with a stained glass inner door setting the tone. The spacious living room boasts a period-style fireplace and a large south-facing bay window, flowing via folding doors into a separate dining room—perfect for entertaining. To the rear, a sleek and contemporary kitchen/breakfast room features a central island with breakfast bar, integrated appliances, and ample storage, complemented by a separate utility room and downstairs W/C. Upstairs offers three double bedrooms and a fourth single room ideal as a study. The principal bedroom enjoys a lovely outlook across to the park and an ensuite shower room, while the family bathroom is beautifully finished with a shower over the bath. Externally, there's a charming courtyard garden with patio and raised beds, plus the rare benefit of a sizeable garage 18'2 x 9'3. Ideally located near Hyde Park Primary School, the Life Centre, and with easy access to the city centre, this is a superb family home in a prime setting.

Need A Mortgage?

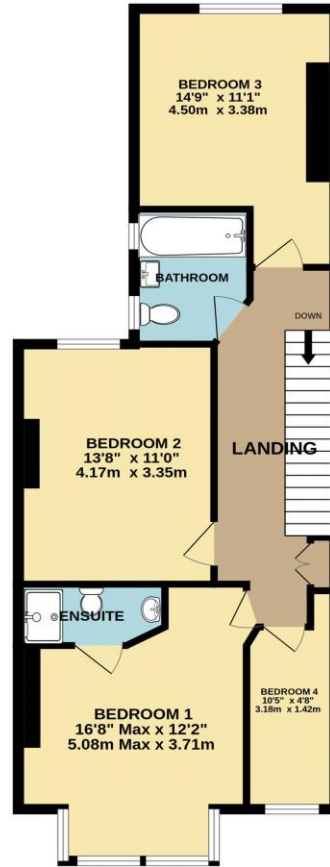
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# Floor Plans

GROUND FLOOR  
714 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 sq.m.) approx.  
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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

