



# Falcon

01752 600444

## 34 Wembury Park Road

Peverell, Plymouth, PL3 4NG

Guide Price £300,000- £325,000





## In Brief

### A fabulous spacious 3 bedroom terraced family home

<b>Reception Rooms</b>	Living room - Dining room Kitchen breakfast room	<b>Parking</b>	On street Parking
<b>Bedrooms</b>	3 bedrooms	<b>Council Tax</b>	C
<b>Heating</b>	New boiler Gas central heating		
<b>Area</b>	1170 Sq ft		
<b>Tenure</b>	Freehold		

## Description

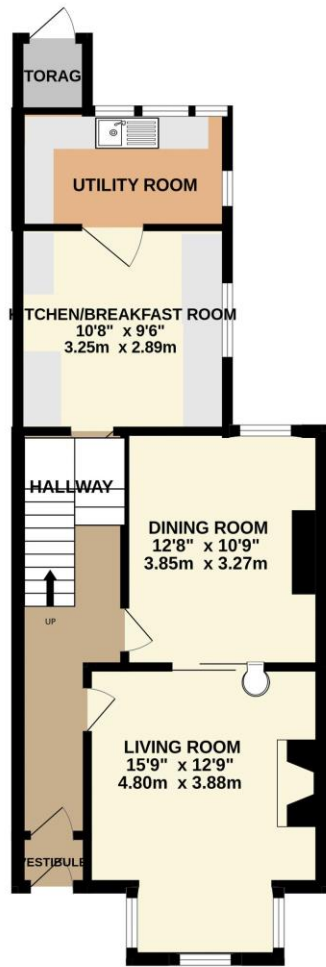
A fantastic opportunity to acquire this beautifully presented three-bedroom mid-terrace home, ideally situated on Wembury Park Road in the sought after location of Peverell. This charming property has been thoughtfully modernised and reconfigured to a high standard, boasting a stylish new kitchen and bathroom, a useful utility area, new flooring throughout, and a recently installed boiler—making it ready for immediate occupation. The ground floor offers a welcoming entrance hall leading into a formal dining room and a bright, comfortable living area, then you have the newly fitted contemporary kitchen and adjoining utility space. With a range of integral appliances to be included in the sale includes washing machine, American Fridge freezer, Dishwasher, Microwave oven and Hob. Upstairs, the property comprises two generous double bedrooms, a well-proportioned single bedroom, and a brand-new, modern family bathroom suite. Externally, to the rear, there is a private enclosed courtyard garden enjoying a lovely sunny aspect—perfect for relaxing or entertaining. This is a superb home that must be viewed to be fully appreciated.

Need A Mortgage?

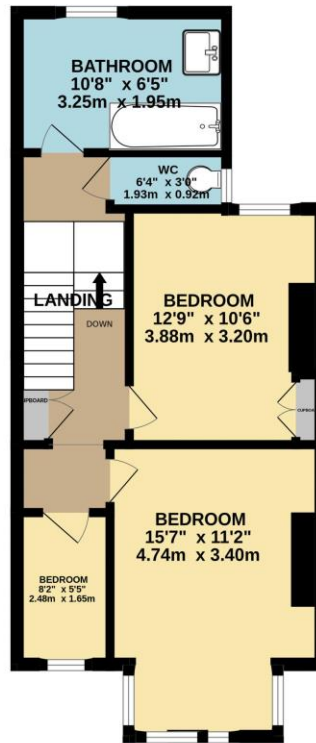
Don't pay more than you need to for your mortgage advice: ours is only £195 paid when you move!

# Floor Plans

GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 sq.m.) approx.  
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A complete solution from just £600 with No sale – No Fee



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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

