



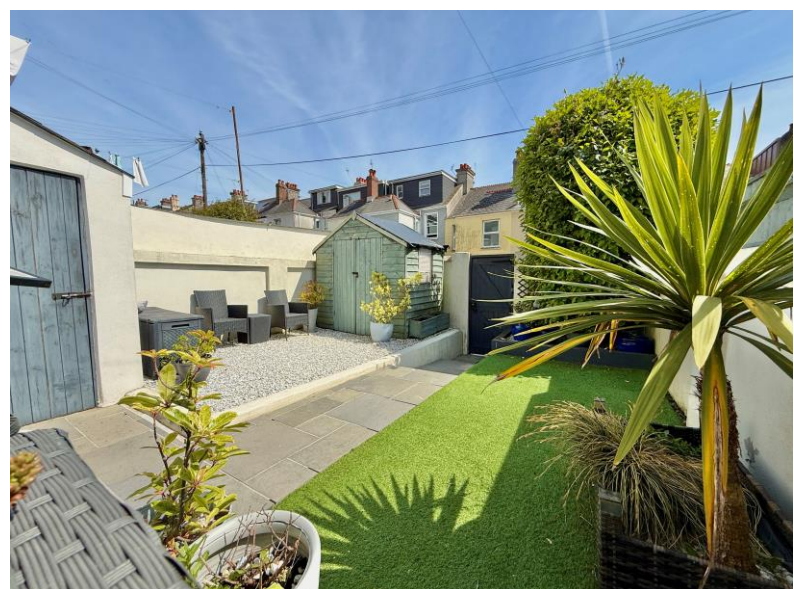
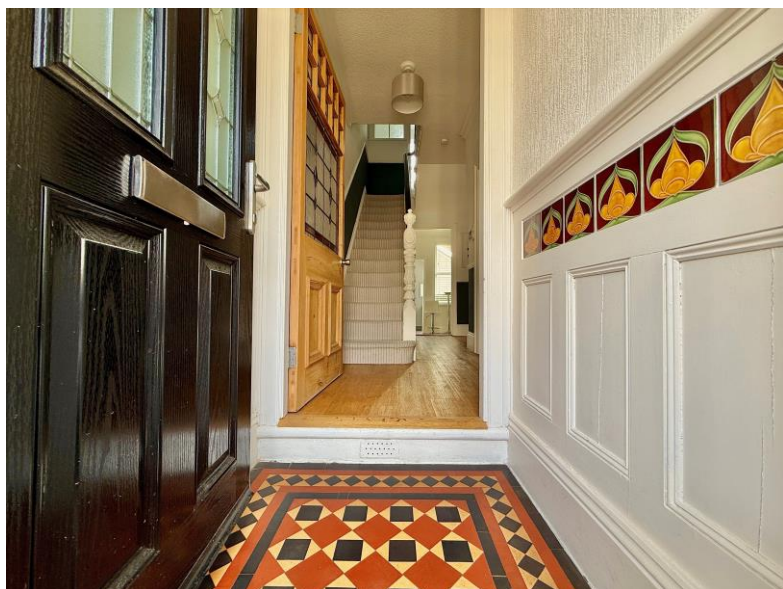
# Falcon

01752 600444

## 10 Wembury Park Road

Peverell, Plymouth, PL3 4NG

Guide Price £300,000-£325,000





## In Brief

### Stylish Peverell Family Home with Stunning Interiors & Landscaped Garden

<b>Reception Rooms</b>	Fabulous living room, separate dining room & breakfast room	<b>Parking</b>	On street parking
<b>Bedrooms</b>	3 bedrooms	<b>Council Tax</b>	D
<b>Heating</b>	Gas central heating		
<b>Area</b>	1015 Sqft		
<b>Tenure</b>	Freehold		

## Description

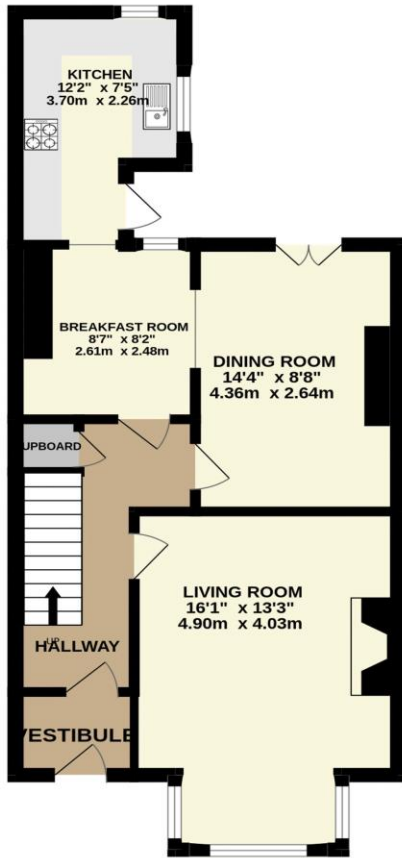
Guide price £300,00 - £325,000. Set within one of the area's most desirable roads, this exceptional three-bedroom family home blends timeless character with refined contemporary style. Beautifully presented throughout, the property has been extensively improved in recent years, including a stunning shaker-style kitchen, a sleek modern shower room, and comprehensive redecoration, all perfectly complementing the home's original features. Just moments from Central Park, with its woodland walks, café and play areas, the location is equally impressive. The welcoming entrance vestibule immediately sets the tone with elegant tiled flooring and a striking stained-glass door. The bay-fronted living room boasts high ceilings and a feature fireplace, while the separate dining room showcases original alcove cupboards and opens onto the garden through double doors that make the most of the perfect sunny aspect. A versatile breakfast room links seamlessly to the stylish kitchen, fitted with contrasting light and dark grey units, quality worktops and integrated appliances including a fridge/freezer, dishwasher and oven. Upstairs are three well-proportioned bedrooms, including two generous doubles and a third single room. The principal bedroom benefits from fitted Sharps wardrobes and a bay window, while the contemporary shower room features a rainfall shower and stylish fittings. Outside, the landscaped rear garden has been thoughtfully designed for entertaining and family living, with composite decking, artificial lawn, stone

Need A Mortgage?

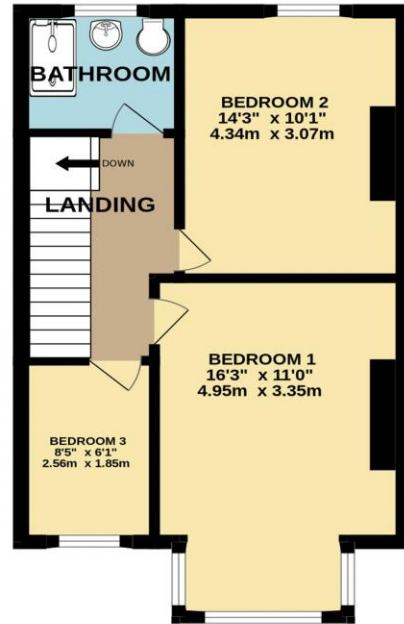
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# Floor Plans

GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.  
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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>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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