



Falcon

01752 600444

42 Hawkers Lane

Peverell, Plymouth, PL3 4QA

Guide Price £180,000- £190000





In Brief

Hawkers Lane, Plymouth Stunning Chain Free top floor apartment in sought after Peverell.

Reception Rooms Open plan living - dining room

Bedrooms 2 Bedrooms

Heating Gas Central Heating

Area 614 Sq Ft

Tenure Leasehold

Parking Allocated parking

Council Tax C

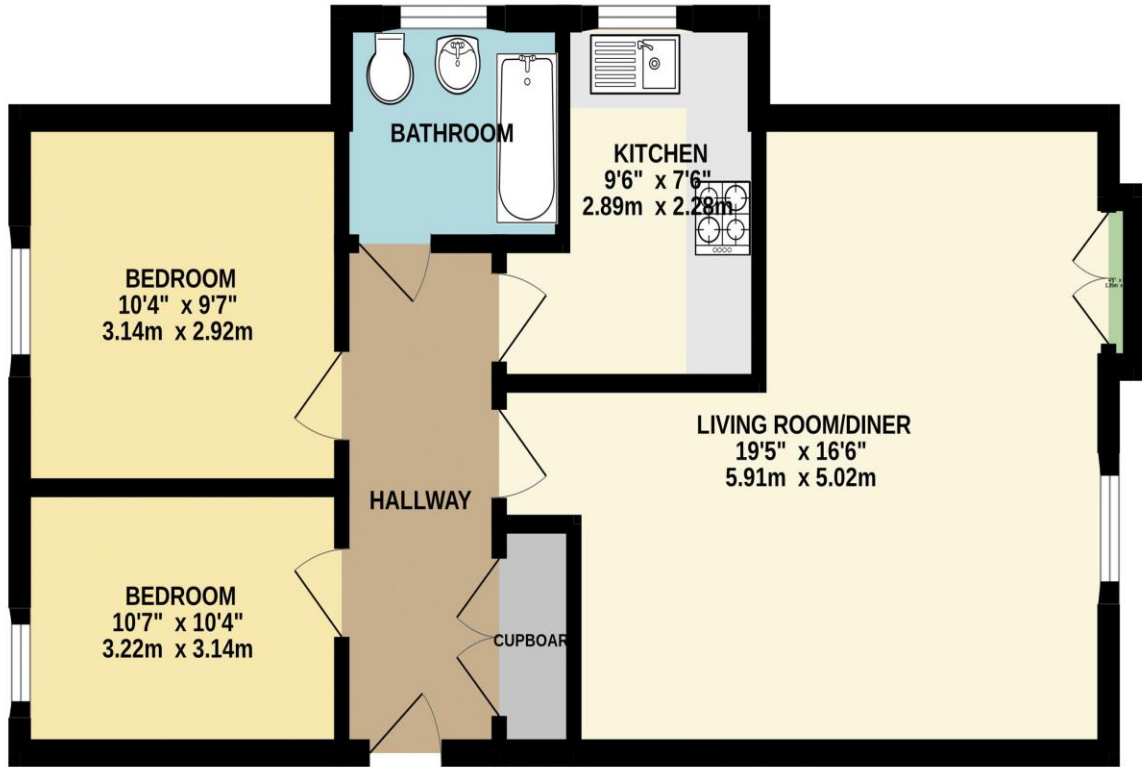
Description

Situated within a highly desirable development in the sought-after residential area of Peverell, this spacious top floor apartment is being offered to the market chain free and presents a fantastic opportunity for first-time buyers, professionals, or investors alike. Beautifully positioned within well-maintained communal grounds, the property boasts a larger-than-average lounge/diner, creating a wonderful open-plan living and entertaining space filled with natural light. The modern fitted kitchen is well appointed, while the accommodation further comprises two generous bedrooms, including a spacious double bedroom and a well-proportioned second bedroom, along with a contemporary family bathroom. Additional benefits include allocated parking, communal gardens, and the convenience of no onward chain. Located within one of Plymouth's most favoured residential areas, the property is ideally placed for local amenities, transport links, and nearby green spaces. An internal viewing is highly recommended to fully appreciate the size, location, and lifestyle this superb apartment has to offer.

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GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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.

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

