



Falcon

01752 600444

7 Rosslyn Park Road

Peverell, Plymouth, PL3 4LL

Guide Price £300,000 - £310,000





In Brief

Period Charm Meets Modern Style in the Heart of Sought-After Peverell

Reception Rooms	Large living room with separate dining room	Parking	On street parking
Bedrooms	3 double bedrooms	Council Tax	C
Heating	Gas central heating		
Area	1327 sq ft		
Tenure	Freehold		

Description

Situated in the highly desirable area of Peverell, just a short walk from Hyde Park Primary School, Central Park, the Life Centre and Plymouth city centre, this beautifully presented three double bedroom terraced home combines stylish modern living with an abundance of period charm. Ideally positioned for excellent transport links to Derriford Hospital, it is a perfect choice for families and professionals alike. The welcoming reception hallway immediately showcases the character of the property, featuring an impressive staircase with carved wooden newel posts, spindles and handrail. The spacious living room and separate dining room both retain attractive period fireplaces, complemented by elegant ceiling details and stripped wooden flooring that flows through the hallway and reception rooms. At the heart of the home is a superb kitchen/breakfast room, fitted with stylish modern units while retaining original built-in cupboards, creating a wonderful blend of old and new. The first floor offers three generous double bedrooms, including a superb principal bedroom spanning the full width of the house. A contemporary family bathroom with shower over the bath and a separate WC complete the accommodation. Further benefits include gas central heating, uPVC double glazing and a delightful enclosed rear garden, mainly laid to patio and bordered by original brick walls. Enjoying a sunny south-easterly aspect, it provides the perfect space for outdoor dining and relaxation. A wonderful family home in one of Plymouth's most sought-after locations.

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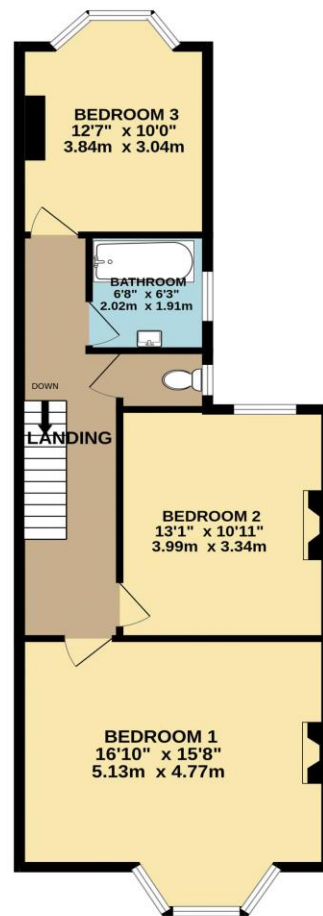
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Floor Plans

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 sq.m.) approx.
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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		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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