

46 Peverell Park Road

Peverell, Plymouth, PL3 4NB

Guide £270,000 - £280,000

falcon fine

individual homes



falconfine.com
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46 Peverell Park Road, Peverell, Plymouth

Details at a Glance

Hallway	
Living Room	17'3 x 14'11
Dining Room	13'5 x 13'
Breakfast Room	12'8 x 12'2
Kitchen	12'2 x 7'
Garden Room	27' x 7'
Downstairs WC	
Garden Store	12'7 x 4'11
Bedroom 1	17'2 x 12'8
Bedroom 2	13'4 x 13'1
Bedroom 3	15'6 x 12'8
Bedroom 4	9'4 x 7'8
Bathroom	

Description

Located in this superb residential area close to the green expanses of Plymouth's Central Park is this 4 bedroomed large terraced family home.

As you enter the house you immediately get the feeling of space with the double opening inner front doors. The hallway is such a grand reception area with its beautiful staircase with newel post, ceiling mouldings and stripped wooden 4-panel doors. The living room which measures 17'3 x 14'11 has a lovely period style open fireplace making a great focal point. The room is also finished with ceiling features including centre rose. This is such a bright and sunny room with a large bay window with a southerly aspect. There is a separate dining room which also has a period style fireplace. To the rear of the house you have a breakfast room which has original cupboards in the chimney breast recess and a fireplace surround as a focal point. This room feels like the heart of the home and opens up into the kitchen making a very good family space. The kitchen is well fitted with a good range of contemporary units and a walk-in kitchen cupboard. Running along the side of the property to the rear is the Garden Room which really is such a great addition to the property. This room is a perfect place for a some 'all year round' dining with a great continental 'out doors' feel. There is also a downstairs WC.

Off the first floor landing, to the rear of the house, you have the bathroom which is fitted with an elegant white suite with a larger than average bath. Bedroom 3 is a double size to the rear with a bay window that has a uPVC double glazed door leading directly out onto the decked terrace. The room is finished with exposed and stripped wooden floorboards. Off the main landing there are 2 further double bedrooms with the main bedroom at the front having a large bay window with the benefits of the southerly aspect. The second bedroom has original fitted wardrobes to the chimney breast recesses. The landing is almost a room in itself with some original cupboards and such a great feeling of space.

The property comes with gas central heating and uPVC double glazing.

Outside, to the rear of the house, is a gorgeous lawned and private garden with steps up to the raised decked seating area that is also accessed from bedroom 3 upstairs. There is a very useful garden storage shed/workshop that measures 12'7 x 4'11.

This really is a very spacious home in beautiful decorative condition and in a perfect spot so very close to the well respected Hyde Park Primary School, Mutley Plain and a short walk into the bustling City Centre.

Buying this Property.....

Our reference: dfp05704

Council Tax Band: D

Stamp Duty: 3%

Schools: check online at www.plymouth.gov.uk/schools

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Solicitor Fees:

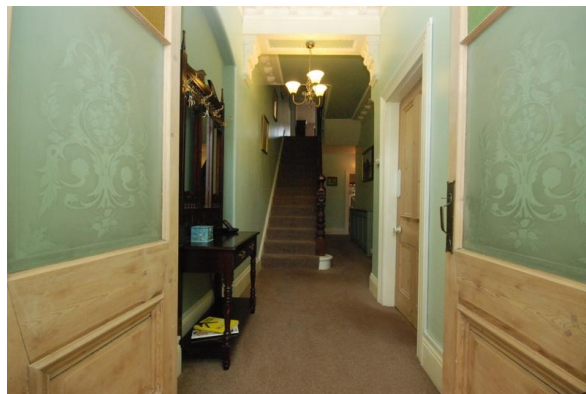
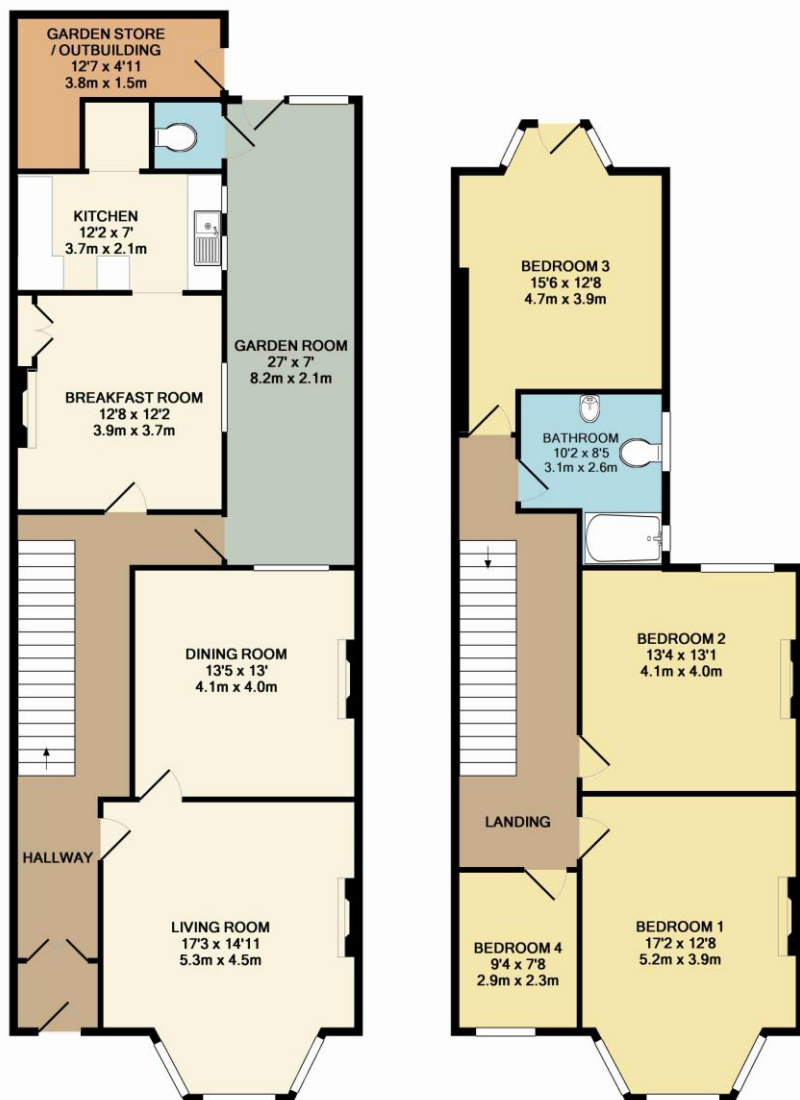
Fixed price conveyancing of £700
plus VAT. Other legal costs from
£100 to £300

No Sale No fee

Fully qualified local solicitors

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Draft Details to be Approved
These details may be subject to significant changes and are for guidance only

Energy Performance Certificate



46, Peverell Park Road, PLYMOUTH, PL3 4NB

Dwelling type: Mid-terrace house
 Date of assessment: 18 July 2013
 Date of certificate: 19 July 2013
 Reference number: 9188-3083-7263-1417-5934
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 185 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,082
Over 3 years you could save	£ 1,134

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 240 over 3 years	
Heating	£ 4,380 over 3 years	£ 3,411 over 3 years	
Hot Water	£ 294 over 3 years	£ 297 over 3 years	
Totals	£ 5,082	£ 3,948	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G

Not energy efficient - higher running costs

Current	Potential
54	70

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 849	
2 Floor insulation	£800 - £1,200	£ 147	
3 Low energy lighting for all fixed outlets	£50	£ 141	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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