



Falcon

01752 600444

26 Gifford Place

Peverell, Plymouth, PL3 4JA

Guide Price £230,000 - £240,000





In Brief

A Stylish Peverell 2 bed home. A real Gem – Character, Charm & Contemporary Flair

Reception Rooms Large living room with separate dining room

Bedrooms 2 good sized double bedrooms

Heating Gas central heating

Area 1124 sq ft

Tenure Freehold

Parking On street parking subject to a permit.

Council Tax B

Description

Positioned in one of Peverell's most desirable locations, this beautifully presented two double bedroom terraced home is a wonderful blend of period character and stylish contemporary living, just moments from the green open spaces of Central Park, the buzz of Mutley Plain and the vibrant heart of Plymouth city centre. From the welcoming hallway, the bright and beautifully sunny living room immediately impresses, with an elegant archway opening into a separate dining room – a wonderfully sociable space for entertaining or relaxed family evenings. To the rear, the stylish kitchen makes a confident statement with its striking blue-fronted cabinetry, integrated oven and hob, while beyond lies a well-appointed bathroom with bath and shower attachment, together with a separate WC. Upstairs, two generous double bedrooms provide comfortable and versatile accommodation, with gas central heating and uPVC double glazing adding everyday practicality. Outside, the enclosed rear courtyard is a charming private retreat, framed by original stone walling and featuring a smart patio area – perfect for morning coffee, alfresco dining or simply enjoying a little sunshine. With excellent local schools close by and superb access to Central Park, Mutley Plain, the city centre and an array of shops, cafés and amenities, this is a characterful home in a truly enviable position. Stylish, welcoming and wonderfully individual – this Peverell beauty deserves to be viewed.

Need A Mortgage?

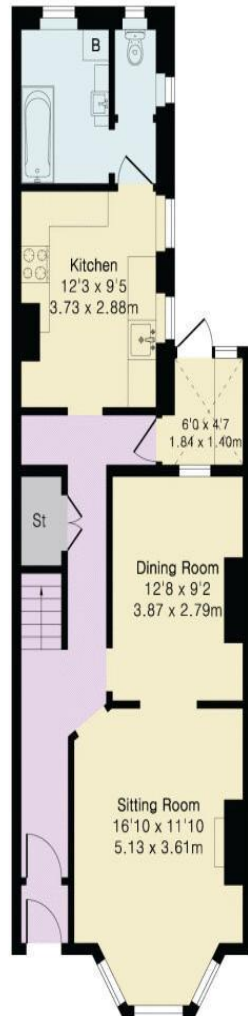
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

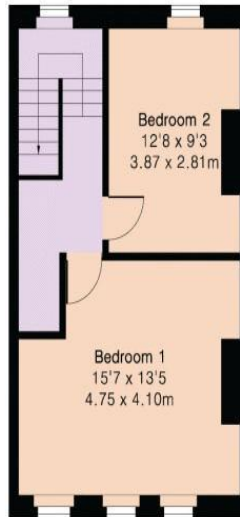
Approximate Gross Internal Area 1124 sq ft - 104 sq m

Ground Floor Area 713 sq ft – 66 sq m

First Floor Area 411 sq ft – 38 sq m



Ground Floor

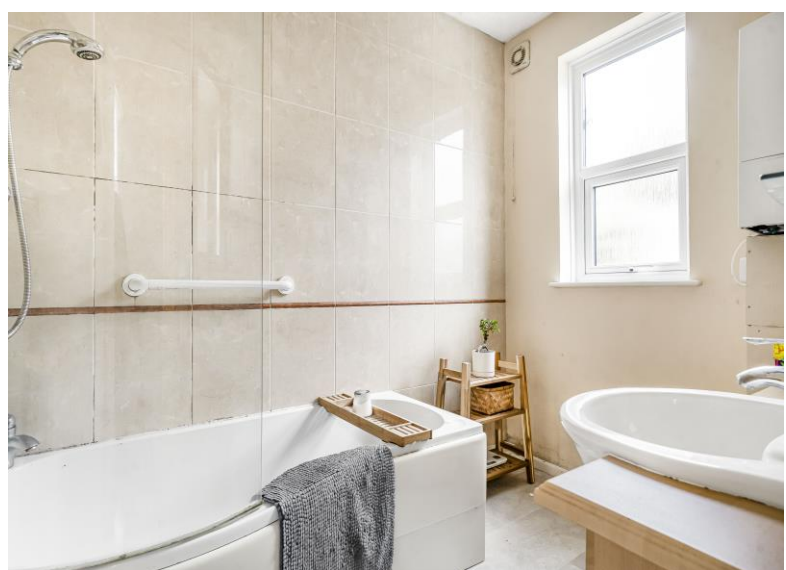


First Floor



Fixed Price Conveyancing

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

