



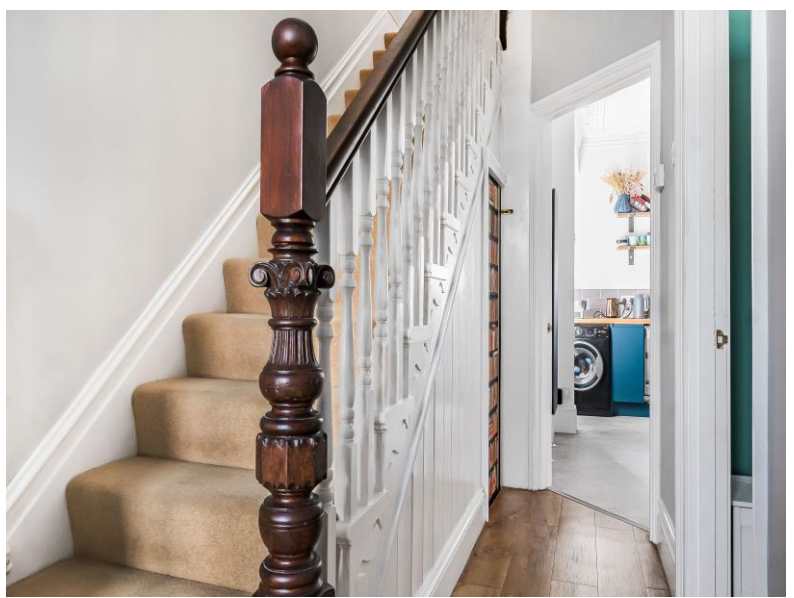
Falcon

01752 600444

2 Pounds Park Road

Peverell, Plymouth, PL3 4QR

Guide Price £290,000 - £300,000





In Brief

Beautiful 3-bedroom home over three floors, blending character & flexible living.

Reception Rooms Lounge, Kitchen/Diner & cellar rooms

Bedrooms 3

Heating Gas Central Heating

Area 1614 sq ft

Tenure Freehold

Parking On Street

Council Tax C

Description

Offering generous and versatile accommodation arranged over three floors, this characterful three-bedroom property is ideally suited to growing families. The home retains a wealth of period features while combining these with modern and practical living spaces. The ground floor provides a welcoming entrance hall, comfortable reception space and a modern kitchen/diner, creating a sociable hub for family life. To the lower ground floor are two versatile cellar rooms, offering excellent additional space that could be used for storage, a home office, playroom, hobby space or other family requirements, subject to any necessary consents. There is also a useful utility room adding further practicality. The first floor provides three bedrooms and a family bathroom, with the flexible layout offering plenty of scope to adapt the accommodation to suit individual needs. Externally, the property benefits from its desirable end-of-terrace position, while its location is particularly appealing for those wanting easy access to the green open spaces of Central Park, local amenities, schools and the wider city. A characterful and versatile period home offering excellent family accommodation in a highly regarded Peverell location.

Need A Mortgage?

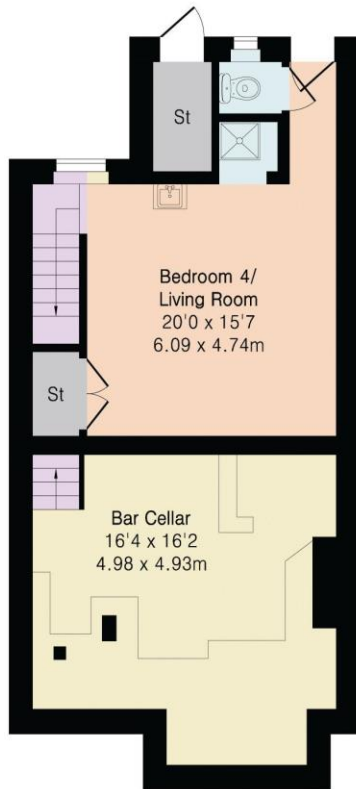
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ours is only £195 paid when you move!**

Approximate Gross Internal Area 1614 sq ft - 150 sq m

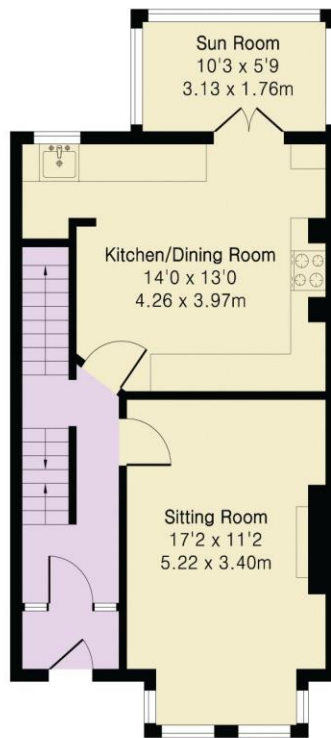
Lower Ground Floor Area 560 sq ft – 52 sq m

Ground Floor Area 560 sq ft – 52 sq m

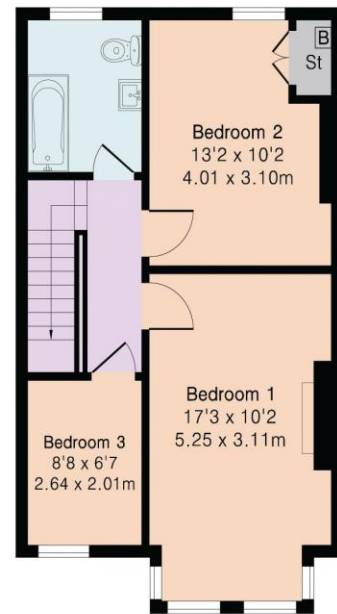
First Floor Area 494 sq ft – 46 sq m



Lower Ground Floor

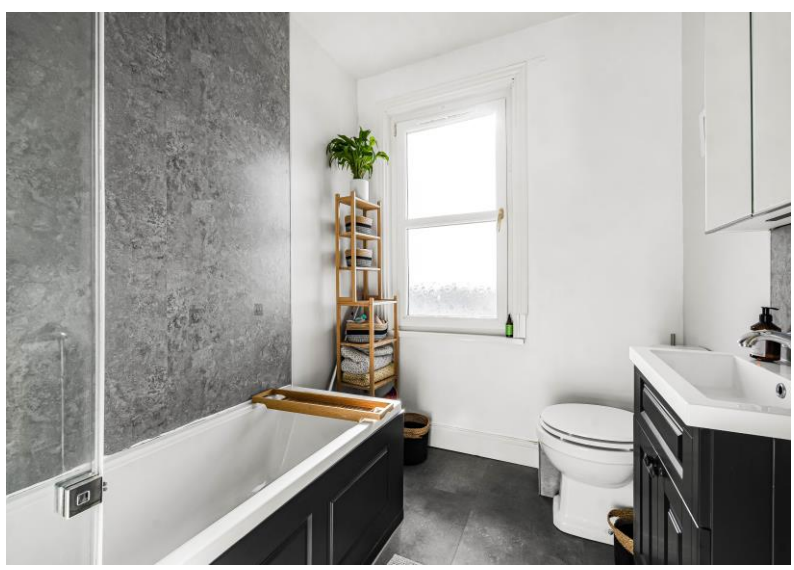


Ground Floor



First Floor





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.

