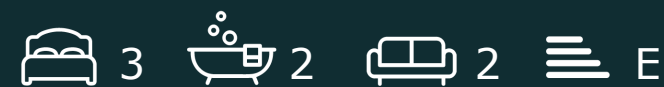


DC  
LANE

SELL • LET • MANAGE

Peverell Terrace, Plymouth, PL3 4JL

£290,000 Freehold









# Peeverell Terrace

Plymouth, PL3 4JL

- End Terraced Family Home
- Excellent Peeverell Location
- Generous Rear Garden
- Kitchen & Breakfast Room
- Early Viewing Strongly Advised
- Three Bedrooms
- Previously Approved PP Dropped Kerb
- Fringe of Central Park
- Bathroom & Shower Room
- Council Tax Band C

DC Lane are delighted to present this impressive three bedroom end terrace family home located in the highly sought after Peeverell area and positioned with easy access to the A38 and City Centre for a convenient commute and within strolling distance of Hyde Park shopping parade, well placed for excellent schooling and moments from Central Park.

This delightful property previously benefited from approved planning permission for a dropped kerb and front driveway, though now lapsed, this can be reapplied for, offering excellent potential for off-street parking.

A welcoming hallway opens into a light filled lounge/diner featuring a bay window, a stylish fireplace with gas fire and ample space for a statement dining table perfect for entertaining. A cosy breakfast room flows into a well equipped kitchen, which also provides direct access to the rear garden. The ground floor also includes a bathroom complete with a sunken bath. Upstairs, the generous master bedroom spans the full width of the property, complemented by a further double bedroom and a rear bedroom benefiting from a convenient en suite shower room.

A real standout feature is the unusually generous rear garden for this area, a true suntrap the garden has been thoughtfully designed with a covered area, low maintenance decking and artificial grass offering multiple seating areas strategically placed to capture sunlight or shade throughout the day. It also enjoys the bonus of rear lane access.

Tastefully presented we believe this lovely home is attractive to families, due to the catchment area for excellent local schools and couples alike. Oozing character and charm and with scope for future enhancement an early viewing is strongly advised.

£290,000



## Ground Floor

|                |                              |
|----------------|------------------------------|
| Lounge         | 13'2" x 11'8" (4.02 x 3.58)  |
| Dining Room    | 11'3" x 11'11" (3.45 x 3.65) |
| Breakfast Room | 7'10" x 12'3" (2.40 x 3.74)  |
| Kitchen        | 7'10" x 10'9" (2.40 x 3.29)  |
| Bathroom       | 7'0" x 6'7" (2.14 x 2.02)    |

## First Floor

|                      |                              |
|----------------------|------------------------------|
| Bedroom One          | 17'2" x 11'8" (5.24 x 3.58)  |
| Bedroom Two          | 11'3" x 11'11" (3.45 x 3.65) |
| Bedroom Three        | 7'10" x 15'9" (2.40 x 4.81)  |
| En Suite Shower Room | 7'10" x 7'3" (2.40 x 2.22)   |





## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and turn left into Peverell Terrace, the property can be found on the right.

## Scan for Material Information



**Council Tax Band: C**









Floor Plans

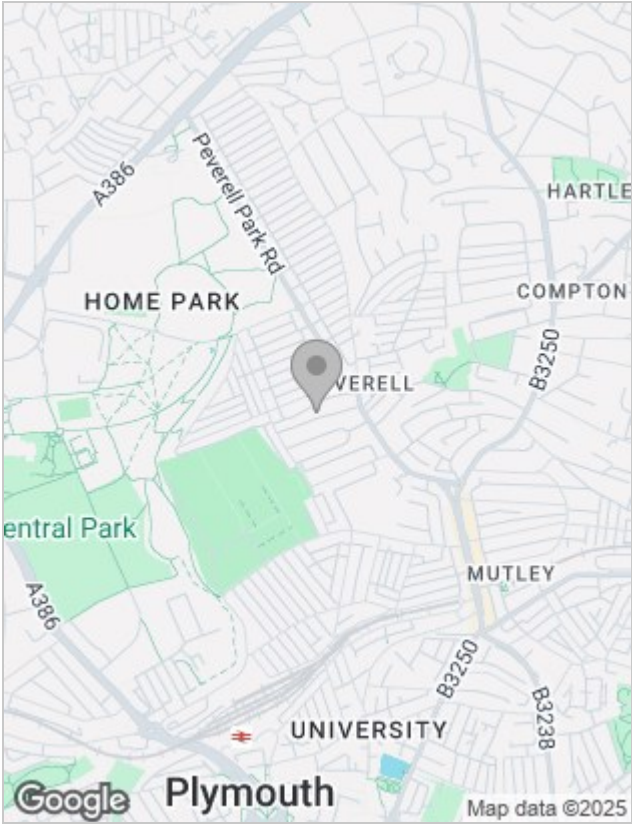


Viewing

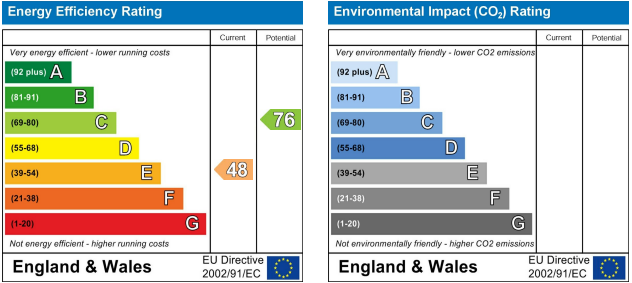
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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