DC LANE

SELL • LET • MANAGE

Edgcumbe Park Road, Plymouth, PL3 4NL

£315,000 Freehold

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Edgcumbe Park Road

Plymouth, PL3 4NL

£315,000

- Mid Terraced House
- Arranged Over Three Storeys
- Two Reception Rooms
- Loft Conversion
- No Onward Chain
- Four Bedrooms
- Popular Peverell Road
- Character Features
- Generous Paved Garden
- Council Tax Band C

DC Lane are delighted to present this impressive four-bedroom mid-terrace family home, perfectly positioned in the highly sought after area of Peverell. Ideally located, the property offers easy access to the A38, Plymouth City Centre and is within walking distance of Hyde Park shopping parade. It is also well placed for excellent local schooling and just moments from the beautiful green expanse of Central Park.

This charming home is brimming with character and enjoys an abundance of natural light throughout. A welcoming entrance hallway leads into beautifully presented reception rooms, including a spacious lounge featuring a square bay window and a striking working period fireplace, creating an ideal setting for cosy evenings. The dining room features a secondary period working fireplace, bespoke cabinetry set within one alcove and French doors that open directly onto the garden. This inviting space seamlessly connects to the kitchen and offers excellent potential to remove the dividing wall, creating a stunning open plan kitchen/dining area ideal for contemporary family living and effortless entertaining.

On the first floor, there are two generous double bedrooms, a well proportioned single bedroom, and a family bathroom fitted with a shower over the bath. Stairs rise to the second floor, where a loft conversion provides an excellent principal bedroom with velux windows boasting elevated views of the Plymouth roofscape.

To the rear, a rather generous for Peverell paved garden offers a low maintenance outdoor space, ideal for relaxing or entertaining and benefits from convenient access to a rear service lane.

Combining period charm with modern practicality, this wonderful family home offers space, light, and versatility in a prime location. With no onward chain an early viewing is highly recommended to fully appreciate all that it has to offer.

Ground Floor	
Lounge	13'7" x 12'5" (4.16 x 3.79)
Dining Room	10'0" x 15'5" (3.06 x 4.70)
Kitchen	6'10" x 11'1" (2.09 x 3.38)
First Floor	
Bedroom One	11'7" x 12'5" (3.54 x 3.79)
Bedroom Two	9'9" x 15'5" (2.99 x 4.70)
Bedroom Three	5'3" x 8'11" (1.61 x 2.73)
Bathroom	7'1" x 6'0" (2.16 x 1.84)
Second Floor	
Bedroom One	13'3" x 17'9" (4.05 x 5.42)

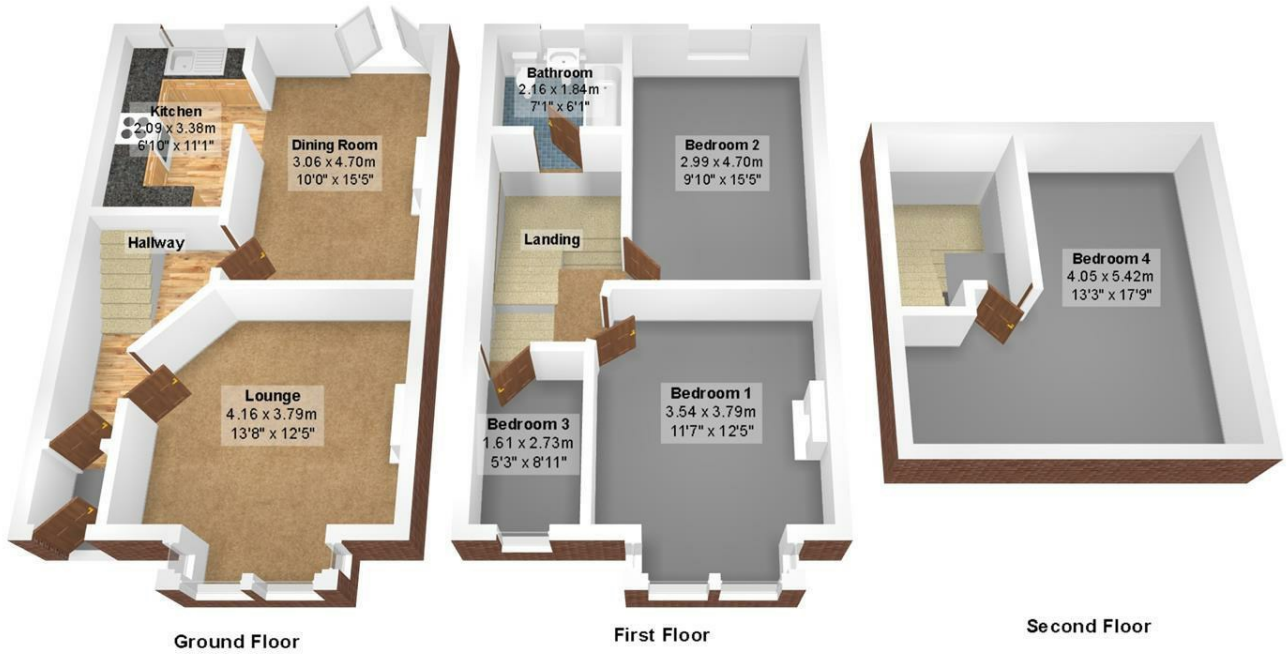
Directions

From Mutley Plain take Hyde Park Road for 0.4 ml to Peverell and continue along Weston Park Road. Turn left into Edgcumbe Park Road and the property can be found on the right.

Scan for Material Information

Council Tax Band: C

Floor Plans



Total Approximate Area - 123.1 m² ... 1325 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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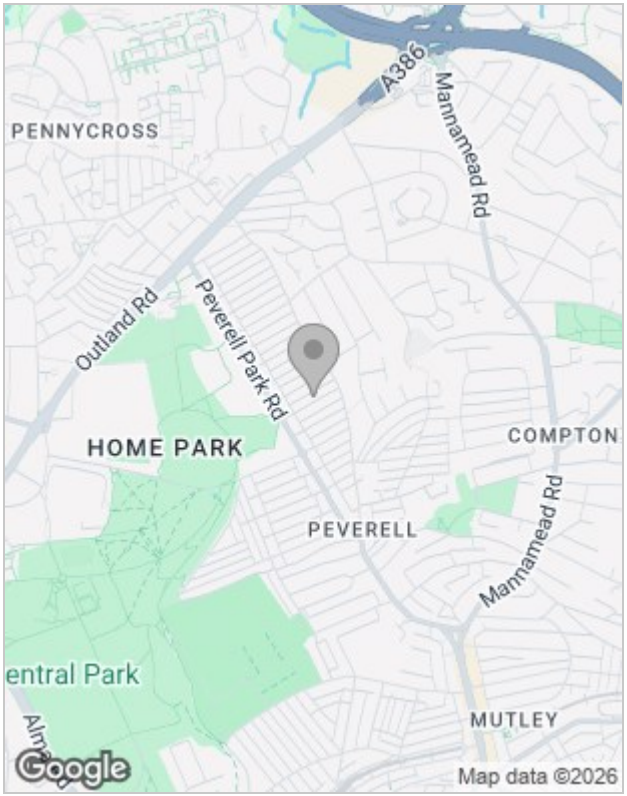
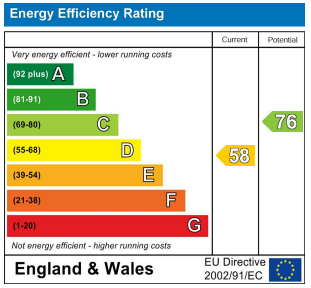
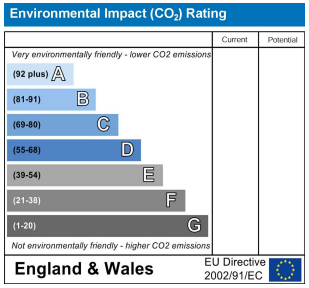
Location Map



Energy Performance Graph





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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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