Lydford Park Road, Plymouth, PL3 4LQ

Offers Over £230,000 Freehold

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SARAH
BARRY
JEAN-MICHEL BASQUIAT

# Lydford Park Road

## Plymouth, PL3 4LQ

Offers Over £230,000

- Mid Terraced House
- Popular Peverell Location
- Character Features
- Well Appointed Italian-Tiled Bathroom
- Close to Central Park
- Two Double Bedrooms
- Two Reception Rooms
- Sleek & Contemporary Magnet Kitchen with Recently Installed Boiler
- Delightful Rear Garden with Composite Decking
- Council Tax Band B

DC Lane are delighted to present this charming Edwardian mid terrace home, perfectly positioned on a popular Peverell Road. Combining period charm with stylish contemporary finishes, the property enjoys an enviable location close to Hyde Park's parade of shops while the green spaces of Central Park are only a short stroll away, offering an exceptional lifestyle opportunity.

Stepping inside, the home's chracter is immediately apparent. Elegant stripped floorboards flow through the entrance hall and both reception rooms. The front reception room is centred around a handsome stone fireplace, while the generous second reception room enjoys lovely views over the garden and creates a versatile living and entertaining space. From here, access leads to the first floor and through to the contemporary Magnet Lunar kitchen, with sleek cabinetry and a quality finish blending seamlessly with the property's traditional character. A door from the kitchen opens directly onto the rear garden, creating an effortless connection between indoor and outdoor living.

Upstairs, there are two double bedrooms, with the principal bedroom spanning the full width of the property and period fireplace. A stylish family bathroom finished with Italian tiling and a shower over the bath, serves both bedrooms.

A particular highlight is the south facing courtyard garden, thoughtfully designed as an extension of the living space. With low maintenance composite decking and a private enclosed setting, it provides the perfect spot for morning coffee, al fresco dining and entertaining friends throughout the year. Rear service lane access adds further convenience to this attractive outdoor retreat.

Further benefits include a recently installed boiler, approximately two years old, and an abundance of original features throughout. Beautifully balancing Edwardian character with modern comfort, this delightful home offers a superb opportunity to enjoy one of Plymouth's most sought after residential locations.

| | |
|---|---|
| **Ground Floor** | |
| Lounge | 10'6" x 11'0" (3.22 x 3.37) |
| Dining Room | 13'6" x 12'11" (4.13 x 3.95) |
| Kitchen | 8'9" x 10'7" (2.68 x 3.23) |
| **First Floor** | |
| Bedroom One | 13'6" x 11'0" (4.13 x 3.37) |
| Bedroom Two | 9'11" x 9'6" (3.04 x 2.91) |
| Bathroom | 6'5" x 5'4" (1.97 x 1.64) |

## Directions

From Mutley Plain take Hyde Park Rd for 0.4 mi to Peverell and continue along Peverell Park Road turning left into Glendower Road. Continue down and turn right into Durban Road and then left into Lydford Park Road the property can be found on the left.

## Scan for Material Information

## Council Tax Band: B

HELLO
SUMMER

## Floor Plans

Ground Floor

First Floor

Total Approximate Area - 71.5 m² ... 769 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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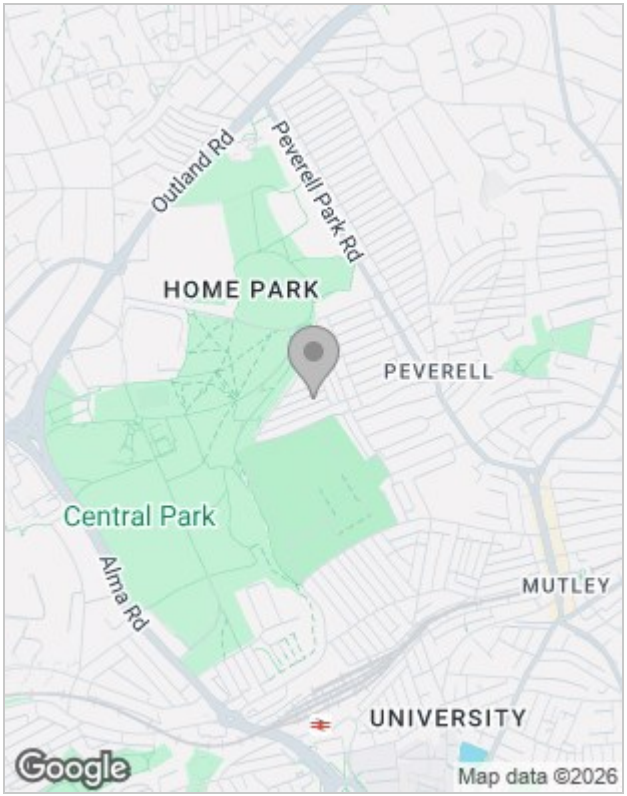
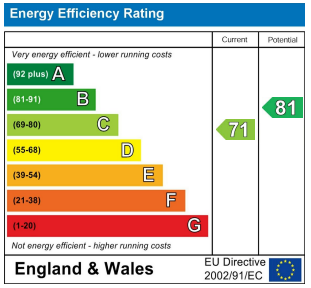
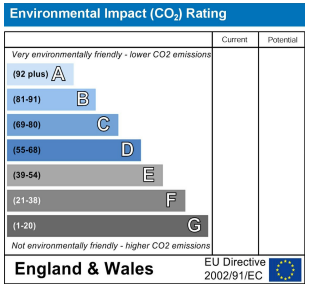
## Location Map




## 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.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk