

## Contact us

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### Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

### Our Property Reference:

28/H/26 6050

## Floor Plans...

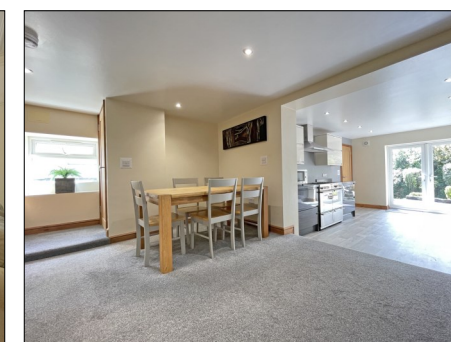


## Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

# PLYMOUTH HOMES

ESTATE AGENTS



**POPULAR LOCATION**  
**BEAUTIFULLY PRESENTED**  
**LOVELY REAR VIEWS**  
**THREE/FOUR BEDROOMS**  
**TWO/THREE RECEPTIONS**  
**TWO BATHROOMS**  
**TWO SEPARATE TOILETS**

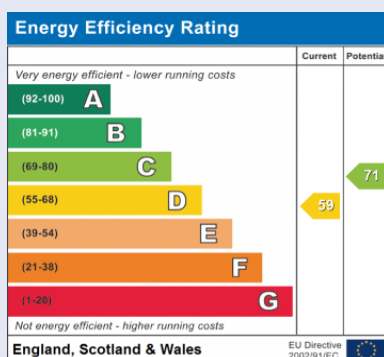
**36 Brean Down Road, Peverell,  
Plymouth, PL3 5PX**

*We feel you may buy this property because...*

‘Of the ever popular location, lovely views and the beautifully presented, versatile accommodation on offer.’

**GUIDE PRICE**  
**£400,000 - £425,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)



Number of Bedrooms  
Three/Four Bedrooms

Property Construction  
Cavity Brick Walls

Heating System  
Gas Central Heating

Water Meter  
Yes

Parking  
On Street Parking

Outside Space  
South Westerly Garden

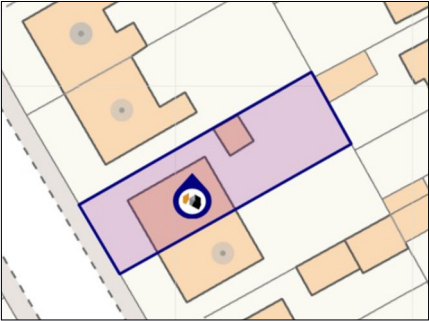
Council Tax Band  
C

Council Tax Cost 2026/2027  
Full Cost: £2,170.53  
Single Person: £1,627.90

Stamp Duty Liability  
First Time Buyer: £6,250  
Main Residence: £11,250  
Home or Investment  
Property: £32,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

This deceptively spacious and versatile home boasts accommodation arranged over three floors and enjoys views from the rear across Plymouth towards Plymouth Sound. Internally the well-presented accommodation offers entrance hall, bay fronted lounge with open fireplace, separate dining room/fourth bedroom and a bathroom on the ground floor. On the first floor are three good sized bedrooms, a bathroom and separate wc. While the lower ground floor opens to a versatile family room/dining area, a spacious modern kitchen, utility room and further separate wc. Plymouth Homes strongly advise an early viewing to fully appreciate the size, position and presentation on offer within this perfect family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With double window to the side, built in storage cupboard, radiator, dado rail and picture rails, stairs rising to the first-floor landing, understairs door and stairs descending to the lower ground floor.

LOUNGE

4.47m (14'8") into bay x 3.81m (12'6")

A lovely reception space with double glazed bay window to the front with stained glass panels, decorative feature open fireplace set within a wooden and tiled surround, radiator, wooden floorboards, picture rail, coving to ceiling with ceiling rose, sliding wooden doors into the dining room.

DINING ROOM/BEDROOM 4

5.42m (17'9") x 3.36m (11')

A versatile room currently used as the fourth bedroom, but equally suited to a separate dining area or third reception space, with double glazed bay window to the rear with stained glass panels, radiator, picture rail, coving to ceiling with ceiling rose, door to the entrance hall.

BATHROOM

3.59m (11'9") x 2.22m (7'3")

Fitted with a three-piece suite comprising panelled bath, vanity wash hand basin with cupboard storage below, tiled splashbacks, chrome radiator/towel rail, extractor fan, obscure double-glazed windows to the side and rear.

LOWER GROUND FLOOR

From the entrance hall a doors and stairs descend to the lower ground floor with a double-glazed window to the side and door into the family/dining room.

FAMILY ROOM/DINING ROOM

5.39m (17'8") max x 3.59m (11'9")

A versatile reception space ideally suited as a family/dining room, with double glazed window to the side, radiator, recessed ceiling spotlights, built in storage cupboard housing the meters, open plan to the kitchen.

KITCHEN

4.24m (13'11") x 3.54m (11'7")

A good-sized kitchen, fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, splashbacks, space for upright fridge/freezer, space for range cooker with stainless steel cooker hood above, please note the kitchen was designed with dishwasher in



mind so there is provision for a space within the units with a power supply already installed, uPVC glazed double doors open to the rear garden and a separate door opens into the utility room.

UTILITY ROOM

2.54m (8'4") max x 1.70m (5'7")

With space for washing machine and tumble dryer, double glazed window to the side, recessed ceiling spotlights, also housing the wall mounted boiler serving the heating system and domestic hot water, uPVC part glazed door to the rear, door into the wc.

WC

With obscure double-glazed window to the side and fitted with a two-piece suite comprising wall mounted wash hand basin, low-level WC and recessed ceiling spotlights.

FIRST FLOOR

LANDING

With double glazed window to the side with panoramic views towards Plymouth Sound, dado rail, access to the part boarded loft space with retracting ladder, skylight window and light.

BEDROOM 1

4.72m (15'6") x 3.33m (10'11")

A lovely sized double bedroom, with double glazed bay window to the front with stained glass panels, decorative feature fireplace, radiator, wooden floorboards.

BEDROOM 2

4.51m (14'10") x 3.33m (10'11")

A second double bedroom with double glazed bay window to the rear with stained glass panels enjoying panoramic views across Plymouth towards Plymouth Sound, decorative feature fireplace, radiator, wooden floorboards, picture rail, built-in storage cupboard.



BEDROOM 3

2.74m (9') x 2.26m (7'5")

A good sized third bedroom with double glazed window to the front with stained glass panels, radiator, wooden floorboards, picture rail.

BATHROOM

2.26m (7'5") x 1.88m (6'2")

Fitted with a three-piece white suite comprising panelled bath, pedestal wash hand basin, corner shower cubicle with fitted electric shower above, chrome radiator/towel rail, extractor fan, obscure double-glazed window to the rear.

WC

With obscure double-glazed window to the side and fitted with a two-piece suite comprising wall mounted wash hand basin and low-level WC.

OUTSIDE:

FRONT

The front of the property is approached via a gate and steps leading to the covered main entrance and an established garden area. To the left side double gates open to a private driveway with restricted width and leading to the rear of property.

REAR

The rear opens to a south westerly facing garden measuring 8.24m (27') in width x 14.28m (46'10") in length. Adjoining the rear of the property is a hardstanding/seating area accessing the kitchen, utility room and timber garden shed. Steps then descend to a further lawned garden area with established borders.

