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Opening Hours

Monday - Friday
 9.15am—5.30pm

Saturday

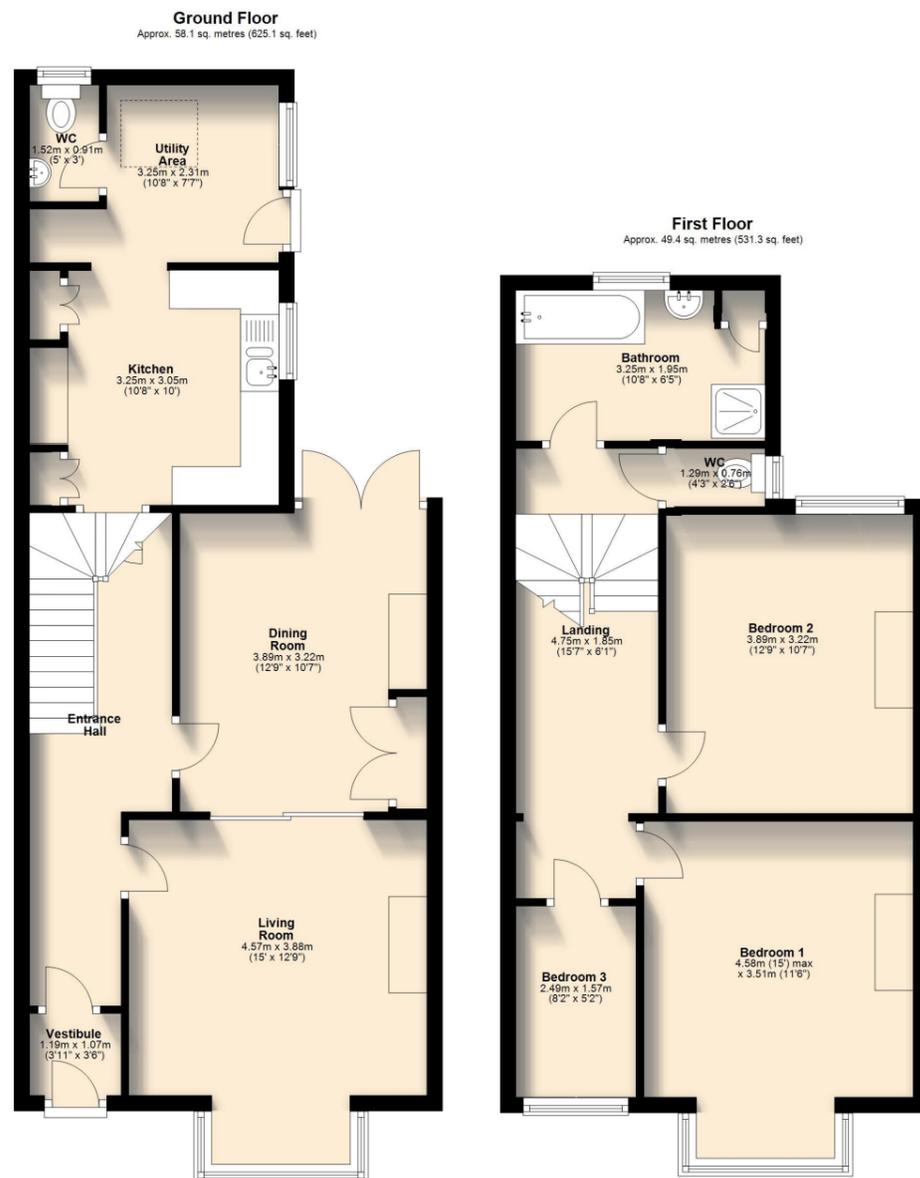
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

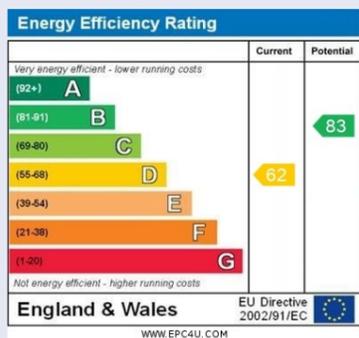
23/B/26 5886

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



Draft Details – Not Approved & Subject To Change



**46 Kingswood Park Avenue, Peverell,
 Plymouth, PL3 4NQ**

- PARK ROAD LOCATION**
- CLOSE TO CENTRAL PARK**
- THREE BEDROOMS**
- TWO RECEPTIONS**
- SOUTH FACING GARDEN**
- ORIGINAL FEATURES**
- IN NEED OF MODERNISATION**

We feel you may buy this property because...
 'Of the popular "Park Road" location and the potential on offer to make this a lovely family home.'

£265,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Bedrooms

Property Construction

Solid Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

South Facing Courtyard

Council Tax Band

C

Council Tax Cost 2025/2026

Full Cost: £2,067.04

Single Person: £1,550.28

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £3,250

Second Home or Investment

Property: £16,500

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...

Ideally positioned in the highly sought after location of Peverell, this period home offers a wealth of original features and character and is ideally located within close proximity to Central Park and also Hyde Park School. Requiring a course of modernisation, this home offers buyers a wonderful opportunity to put their own mark on this period property. Internally the accommodation comprises entrance vestibule, hallway, bay front living room, dining room, kitchen, utility area/WC, three bedrooms, bathroom and separate WC. Further benefits include double glazing, central heating and externally there is an enclosed south facing walled courtyard garden.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

An entrance door opens to the entrance vestibule.

ENTRANCE VESTIBULE

With tiled flooring, decorative dado rail with tiled inlay, door opening into the entrance hall.

ENTRANCE HALL

With radiator, coving to ceiling, decorative corbels, stairs rising to the first floor landing under-stairs storage cupboards.

LIVING ROOM

4.57m (15') max x 3.88m (12'9")

A lovely sized reception room with double glazed box window to the front, feature fireplace, decorative coving to ceiling and ceiling rose, picture rail, sliding doors leading into the dining room.

DINING ROOM

3.89m (12'9") x 3.22m (10'7")

With feature fireplace, built in storage cupboard, radiator, picture rail, decorative coving to ceiling, uPVC glazed door opening onto the rear courtyard.

KITCHEN

3.25m (10'8") x 3.05m (10')

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, space for range cooker, double glazed window to the side, fitted storage cupboards, coving to ceiling.



UTILITY AREA

3.25m (10'8") x 2.31m (7'7")

With double glazed window to the side, radiator, skylight, radiator, uPVC glazed door to rear courtyard.

WC

1.52m (5') x 0.91m (3')

Fitted with a two piece suite comprising pedestal wash hand basin with tiled splashback, low-level WC, double glazed window to the rear.

FIRST FLOOR

LANDING

With radiator, built in cupboards, access to the loft space.

BEDROOM 1

4.58m (15') max x 3.51m (11'6")

A good sized double bedroom with double glazed box window to the front, feature fireplace, partial coving to ceiling, ceiling rose, picture rail.

BEDROOM 2

3.89m (12'9") x 3.22m (10'7")

A second double bedroom with doubled glazed window to the rear, feature fireplace, radiator, picture rail.

BEDROOM 3

2.49m (8'2") x 1.57m (5'2")

A single bedroom with double glazed window to the front, radiator, picture rail.



WC

1.29m (4'3") x 0.76m (2'6")

Fitted with low level WC, double glazed window to the side, partially panelled walls.

BATHROOM

3.25m (10'8") x 1.95m (6'5")

Fitted with a three piece suite comprising panelled bath, wash hand basin, shower cubicle, storage cupboard, coving to ceiling, double glazed window to the rear.

OUTSIDE

FRONT

The front of the property is approached via a pathway to the covered main entrance and a small garden area.

REAR

The rear opens to a low maintenance, enclosed south facing rear courtyard measuring **4.87m(16'11") in width x 4.57m (15'02) in length** at the smallest point with door to the service lane.

