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Opening Hours

Monday - Friday
 9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

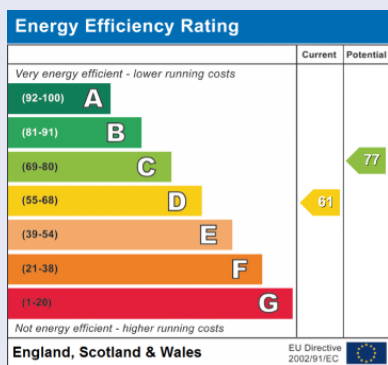
20/E/26 5967

Floor Plans...



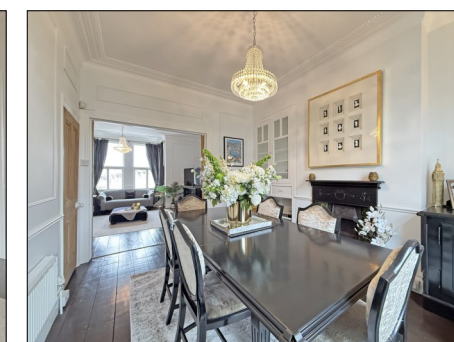
Further Information...

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



**24 Elphinstone Road, Peverell,
 Plymouth, PL2 3QQ**

- SUBSTANTIAL HOME**
- BEAUTIFULLY PRESENTED**
- FIVE BEDROOMS**
- THREE RECEPTIONS**
- ENCLOSED GARDEN**
- LARGE GARAGE**
- PERIOD FEATURES**

We feel you may buy this property because...
 'Of the popular location and the substantial, well-presented accommodation on offer.'

£425,000

www.plymouthhomes.co.uk

Number of Bedrooms

Five Bedrooms

Property Construction

Solid Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking and Garage

Outside Space

Enclosed 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

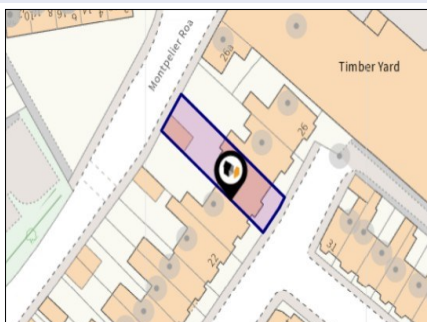
Main Residence: £11,250

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 larger than average period home measures an impressive 1925 square feet and is one of three oversized properties set within this secluded position in Peverell. Internally the particularly spacious and beautifully presented accommodation boasts a number of period features and comprises lovely entrance vestibule and hallway, a large bay fronted lounge with open fireplace, separate dining room, breakfast room open plan to the kitchen, downstairs wc, five good sized bedrooms arranged over the first and second floors and a bathroom and separate shower room. Externally the property boasts a good-sized garden which also accesses an oversized garage measuring 3.76m (12'4") in width x 6.67m (21'10") in length. Plymouth Homes advise an early viewing to fully appreciate the size and presentation on offer within this substantial period home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via feature, part glazed hardwood double doors opening into the entrance vestibule.

ENTRANCE VESTIBULE

2.00m (6'7") x 1.22m (4')

With tiled flooring, decorative dado rail with tiled inlays, decorative coving to ceiling, half glazed door with surrounding glass panels opening into the entrance hall.

ENTRANCE HALL

4.05m (13'3") x 1.22m (4')

With radiator, dado rail, coving to ceiling, stairs rising to the first-floor landing with decorative newel post and understairs storage cupboard.

LOUNGE

5.29m (17'4") x 5.01m (16'5")

A lovely, large reception room with double glazed box window to the front with half height blinds, feature open fireplace set within a decorative period surround and tiled hearth, radiator, wooden floorboards, decorative panelled walls, coving to ceiling with ceiling rose, sliding double doors opening into the dining room.

DINING ROOM

4.42m (14'6") x 3.24m (10'8")

Another good-sized reception space with another decorative feature fireplace, built in storage cupboard into alcove, radiator, wooden floorboards, decorative panelled walls, decorative coving to ceiling with ceiling rose, uPVC half glazed door opening to the garden, door into the entrance hall.

BREAKFAST ROOM

3.53m (11'7") x 3.21m (10'6")

Feature fireplace with inset wood burner, two built in storage cupboards into alcoves, radiator, wooden floorboards, decorative panelled walls, picture rail, coving to ceiling, uPVC glazed door opening to the rear garden, open plan access into the kitchen.

KITCHEN

3.04m (10') x 2.75m (9')

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, splashbacks, under-unit lighting, spaces for fridge/freezer, slimline dishwasher and range cooker, double glazed windows to the side and rear, wood effect laminate flooring, coving to ceiling, recessed ceiling spotlights, ceiling roof light.

DOWNSTAIRS WC

Fitted with a two-piece suite comprising wall mounted wash hand basin and low-level WC, tiled splashback, painted wooden floorboards.



FIRST FLOOR

LANDING

3.69m (12'1") x 2.23m (7'4")

With dado rail and stairs rising to the second-floor landing.

BEDROOM 1

5.14m (16'10") x 4.54m (14'11") max

A lovely large double bedroom with double glazed box window to the front, a range of built in wardrobes, radiator, picture rail, coving to ceiling.

BEDROOM 2

4.25m (13'11") x 3.06m (10')

A second double bedroom with double glazed window to the rear, built in storage cupboard into alcove, radiator, wooden floorboards with feature tiled hearth, picture rail, coving to ceiling.

BEDROOM 4

3.06m (10') x 2.75m (9')

Another good-sized bedroom with double glazed window to the front, radiator, picture rail.

SHOWER ROOM

3.12m (10'3") x 1.38m (4'6")

Fitted with a three-piece suite comprising double shower enclosure with rainfall shower above, pedestal wash hand basin, low-level WC, radiator/towel rail, obscure double-glazed window to the rear, tiled flooring.

BATHROOM

3.12m (10'3") x 2.75m (9')

Fitted with three piece suite comprising roll top bath with ornamental feet and hand shower attachment off a telephone style mixer tap, pedestal wash hand basin, low-level WC, tiled splashbacks, radiator/towel rail, double glazed window to the rear, obscure window to the landing, two built in storage cupboards into alcoves, one housing the wall mounted boiler serving the heating system and domestic hot water, decorative panelled walls, coving to ceiling.



SECOND FLOOR

LANDING

3.76m (12'4") x 1.47m (4'10")

A spacious landing area with double glazed Velux window to the rear, built in storage cupboard.

BEDROOM 3

5.49m (18') x 3.60m (11'10")

Another lovely large bedroom currently used as a home cinema/movie room, with double glazed Velux window to the rear, two double glazed Velux window to the front with panoramic rooftop views across Plymouth, radiator, wall lights, access to eaves storage space.

BEDROOM 5

3.52m (11'7") max x 3.00m (9'10")

With two double glazed Velux windows to the front, both enjoying the panoramic views, radiator.

OUTSIDE:

FRONT

The front of approached via a pathway to the main entrance and a gravelled garden area.

REAR

The rear garden is a particular feature of the property of this age and measures **16.16m (53') at longest x 7.42m (24'4") at widest**. The garden comprises lawn and paved areas, enclosed by wall fencing, incorporating a utility cupboard housing the washing machine and tumble dryer, a useful storage shed and pedestrian access to a larger than average garage.

GARAGE

Measuring **3.76m (12'4") in width x 6.67m (21'10") in length**, with windows to the side and front, pitched roof space, power supply and lighting and up and over garage door opening to the road behind.

