

## Contact us

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**Opening Hours**  
Monday - Friday  
9.15am—5.30pm  
Saturday  
9.00am—4.00pm  
(Central Plymouth Office Only)

**Our Property Reference:**  
19/K/25 5835



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(56-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.EPC4U.com		

Draft Details – Not Approved & Subject To Change



**SEMI DETACHED HOUSE**  
**THREE BEDROOMS**  
**BEAUTIFULLY PRESENTED**  
**KITCHEN/DINING ROOM**  
**TANDEM GARAGE AND**  
**DRIVEWAY**  
**CLOSE TO HYDE PARK SCHOOL**  
**ENCLOSED REAR GARDEN**

**40 Langhill Road, Peverell, Plymouth, PL3 4JH**

*We feel you may buy this property because...*  
'Of the popular, central location and beautiful accommodation on offer.'

**£375,000**

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

**Number of Bedrooms**  
Three Bedrooms

**Property Construction**  
Cavity Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Driveway and Garage

**Outside Space**  
Enclosed Rear Garden

**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: £3,750  
Main Residence: £8,750  
Home or Investment  
Property: £27,500

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...

Plymouth Homes are delighted to present to the market this beautifully presented classic 1930's semi detached house. Situated in the heart of the Peverell, the property is within close proximity to an array of local amenities, Central Park and Hyde Park Schools.

Internally, the accommodation comprises porch, entrance hall, bay fronted lounge with feature log burner, kitchen/dining room with breakfast bar, three bedrooms, bathroom and separate WC. Further benefits include double glazing and central heating. Externally, there is an integral tandem double garage, private driveway and enclosed rear garden. Plymouth Homes would strongly recommend an internal inspection of this beautiful home to appreciate everything it has to offer.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

A uPVC glazed entrance door opens into the porch.

#### PORCH

**1.94m (6'4") x 1.00m (3'3")**

With double glazed windows to the front and sides, windows and door into the entrance hall.

#### ENTRANCE HALL

With radiator, stairs rising to the first-floor landing with an under-stairs storage cupboard, door into the lounge, opening into the kitchen area, door into the tandem garage.

#### LOUNGE

**4.75m (15'7") into bay x 3.80m (12'6")**

A lovely bay fronted room with double glazed bay windows to the front, feature log burner with wooden mantle above, radiator, picture rail, sliding doors into the kitchen/dining room.

#### KITCHEN/DINING ROOM

**5.74m (18'10") x 3.89m (12'9")**

A lovely spacious and remodelled room fitted with a matching range of base and eye level units with worktop space above, breakfast bar, sink unit with single drainer and mixer tap, tiled splashbacks, fitted hob with cooker hood above, double glazed windows to the rear, radiator, uPVC glazed double door opening onto the rear garden.



**FIRST FLOOR**



**OUTSIDE:**



### FRONT

The front of the property is approached via a private driveway leading to the main entrance and the garage. There is a gravelled garden area and to the left of the house.

### REAR

At the rear there is a beautiful landscaped garden measuring **5.79m (19'05") in width x 8.83m (29'04") in length**. There are paved and decked seating areas aswell as an area that is laid to lawn.

### GARAGE

**2.43m (8'0") x 10.66m (35'07")**

A tandem double garage with light and power and double garage doors with potential to utilise office space or child play area, subject to relevant planning consents.

### BEDROOM 1

**4.77m (15'8") into bay x 3.51m (11'6")**

A good size double bedroom with double glazed bay window to the front, radiator, picture rail, built in cupboard.

### BEDROOM 2

**3.89m (12'9") x 3.00m (9'10")**

A second double bedroom with double glazed window to the rear, radiator, picture rail, storage cupboards.

### BEDROOM 3

**2.70m (8'10") x 2.16m (7'1")**

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

### BATHROOM

**2.24m (7'4") x 1.86m (6'1")**

Fitted with a 2-piece suite comprising panelled bath with shower over, shower screen, tiled walls, pedestal wash hand basin, obscure double-glazed window to the rear, heated towel rail, recessed ceiling spotlights.

### SEPARATE WC

With low level WC, obscure double-glazed window to the side, part tiled walls.

