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Opening Hours

Monday - Friday
9.15am—5.30pm

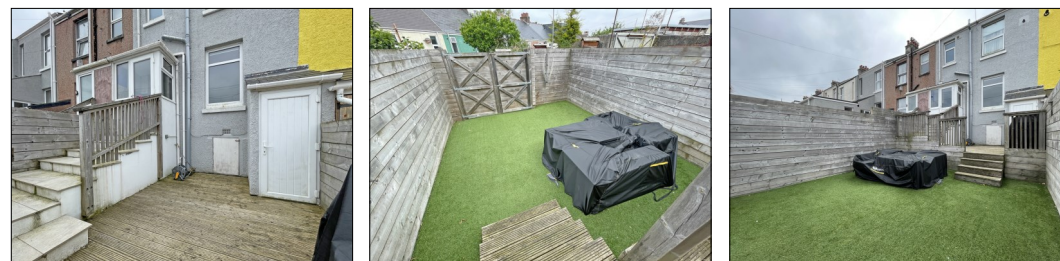
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

20/E/26 5970

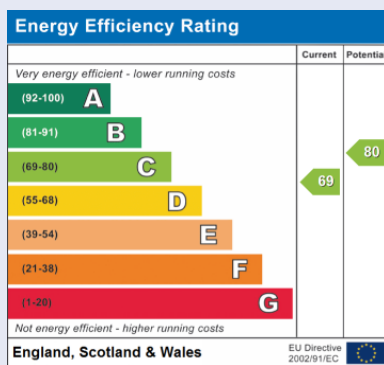


Floor Plans...



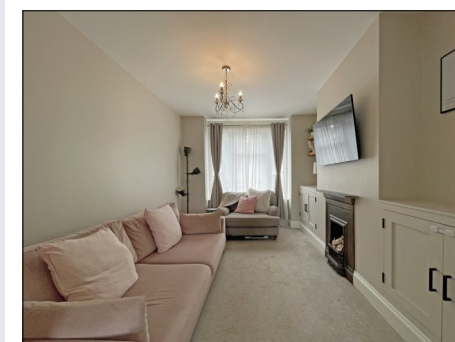
Further Information...

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 Lydford Park Road, Peverell,
Plymouth, PL3 4LQ**

- POPULAR LOCATION
- BEAUTIFULLY PRESENTED
- 2 DOUBLE BEDROOMS
- BAY FRONTED LOUNGE
- KITCHEN/DINING ROOM
- GOOD SIZE GARDEN
- CENTRAL HEATING

We feel you may buy this property because...
'Of the ever popular location and spacious accommodation on offer.'

£265,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
Enclosed Garden

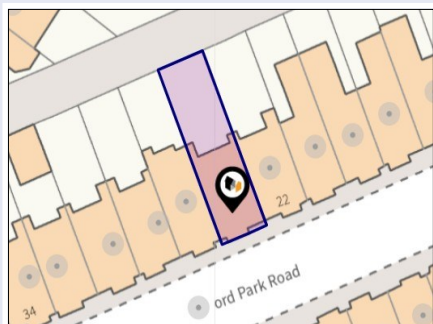
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.42

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £3,250
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...

This beautifully presented and deceptively spacious home is located within the popular residential area of Peverell and lies in proximity to Central Park. Internally the accommodation boasts a separate bay fronted lounge, dining area open plan to the kitchen, there are two large double bedrooms a modern bathroom suite and a versatile boarded loft area with Velux windows. Further benefits include double glazing, central heating and externally there is a good-sized garden. Plymouth Homes advise an early viewing to fully appreciate this lovely home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

With radiator, wooden floorboards, obscure double-glazed window to the front, stairs rising to the first-floor landing with two under-stairs storage cupboards, open plan into the dining area.

DINING AREA

3.65m (12') x 3.05m (10')

A lovely sized reception space with double glazed window to the rear, wooden floorboards, recessed ceiling spotlights, sliding door into the lounge, open plan into the kitchen.

LOUNGE

3.99m (13'1") max x 3.05m (10')

With double glazed box window to the front, decorative fireplace, two built in storage cupboards into alcoves, radiator.

KITCHEN

3.72m (12'2") x 1.52m (5')

Fitted with a matching range of base and eye level units with worktop space above, 1½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, spaces for fridge, freezer and dishwasher, fitted electric oven and five ring gas hob with stainless steel cooker hood above, double glazed windows to the rear, part wooden and part tiled floors, recessed ceiling spotlights, uPVC half glazed door opening to the rear garden.



FIRST FLOOR

LANDING

With double glazed window to the front, radiator, stairs rising to the second floor.

BEDROOM 1

4.03m (13'3") max x 3.05m (10')

A lovely sized double bedroom with double glazed box window to the front, radiator.

BEDROOM 2

3.57m (11'9") x 3.05m (10')

A second double bedroom with double glazed window to the rear, built in cupboard housing the wall mounted boiler serving the heating system and domestic hot water, radiator.

BATHROOM

2.22m (7'3") x 1.52m (5')

Fitted with a three-piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low-level WC, tiled surround, chrome radiator/towel rail, extractor fan, wall mounted mirrored cabinet, obscure double-glazed window the rear, wood effect laminate flooring, recessed ceiling spotlights.

SECOND FLOOR

LOFT AREA

5.06m (16'7") x 4.37m (14'4")

A versatile, boarded loft area, with double glazed Velux windows to the front and rear, access to eaves space, light and power points.



OUTSIDE:

REAR

The rear opens to a good-sized garden measuring **9.18m (30'1") x 4.67m (15'4")**. Steps from the kitchen descend to a decked seating area accessing an external utility cupboard with space for washing machine and tumble dryer and a cellar storage area beneath the property with restricted head height. Steps then lower to an area of artificial lawn, all enclosed by wooden fencing with double gates opening to the rear service lane.

