

FOR SALE

Price £300,000



Alan Cummings
estate agents & valuers

'Craddock', 13 Brean Down Road, Peverell, PL3 5PU



'Craddock', 13 Brean Down Road, Peverell, Plymouth, Devon, PL3 5PU

- CLASSICALLY DESIGNED 1930'S BUILT SEMI DETACHED HOUSE
- MOST SPACIOUS WELL PRESENTED HOME
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- CHARACTERFUL PERIOD FEATURES
- LOUNGE, LARGE DINING ROOM
- SPACIOUS KITCHEN/BREAKFAST ROOM DOWNSTAIRS WC
- THREE BEDROOMS, FAMILY BATHROOM
- GOOD SIZE RECTANGULAR PLOT
- GARDENS TO FRONT AND REAR
- DRIVE, PARKING AND GARAGE

THE PROPERTY A classically designed and exceptionally well presented semi detached house built circa 1928/30 which has had the benefit of a comprehensive and major programme of updating and refurbishment undertaken in a sympathetic and pleasing style combining stylish simplicity with a contemporary finish and modern fittings. Major works have included new roof coverings, rewiring, new plumbing, floors and ceilings have been replastered and decorated, new kitchen and bathroom fittings. This property was apparently built by the original builder for his own occupation and having additional features such as bay windows to the front and rear.

LOCATION Set in this prime popular residential area on the high side of Peverell backing onto Hartley and with a good variety of local services and amenities to hand. The position is convenient for access into the city and there are close by connections to major routes in other directions.

Twin PVC double glazed doors into:

GROUND FLOOR

ENTRANCE PORCH 7' 7" x 2' 5" (2.31m x 0.74m)

Panelled doors with stained glass light into:
RECEPTION HALL 15' 3" x 7' 7" overall (4.65m x 2.31m)

WC 6' 6" x 2' 8" in part 4'10" max (1.98m x 0.81m)
White WC and corner wash hand basin.

LOUNGE 15' 6" x 12' 6" max (4.72m x 3.81m)
Impressive focal feature black marble fireplace with open working grate and slate hearth. Arch with twin sliding doors to:

DINING ROOM 18' 7" x 11' 9" overall (5.66m x 3.58m) French doors overlook the back garden. Attractive period fireplace with decorative stone surround, slate hearth and open grate.
KITCHEN/BREAKFAST ROOM 21' 10" x 8' 4" max (6.65m x 2.54m) Modern fitted kitchen with white units, chrome furniture and hardwood work surfaces and Franke composite sink unit. Quality integrated appliances include Whirlpool four ring gas hob with extractor hood over and electric oven under. Integrated upright fridge/freezer. Space and plumbing for washing machine. Cupboard housing Worcester boiler servicing central heating and domestic hot water.

FIRST FLOOR

LANDING Stained glass window to the side.
BEDROOM ONE 16' 10" x 11' 8" max (5.13m x 3.56m) Wide bay window. Feature fireplace with timber surround.

BEDROOM TWO 18' 5" x 11' 9" (5.61m x 3.58m)
Deep bay window overlooking the back garden. Feature fireplace with cast iron surround and slate hearth.

BEDROOM THREE 8' 5" x 7' 11" (2.57m x 2.41m)
Window to the front.

BATHROOM 10' 6" x 8' 4" max (3.2m x 2.54m)
Quality white modern suite in a period style with a contemporary finish. Pedestal wash hand basin, high flush WC, freestanding claw foot bath with side mixer tap and double size walk in shower. Decorative wall tiling and border. Radiator and chrome towel rail.



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Fitted floor coverings are included in the sale price. **EXTERNALLY** A wide entrance opens into a drive providing off street parking. The property is set back from the street and pavement by a front garden laid to lawn. Wide galvanised iron gates with the house name 'Craddock' opens into a long drive leading to the garage set to the rear. The back garden has a newly laid paved patio, lawned area and rockery border. Wall boundaries to the side and bank to the rear.

GARAGE Single size.
TENURE Freehold.
COUNCIL TAX BAND C

OFFICE
 10-12 Eggbuckland Road
 Henders Corner
 Mannamead
 Plymouth
 PL3 5HE

T: 01752 664125
E: enquiries@alancummings.co.uk
W: www.alancummings.co.uk

