

FOR SALE

Guide Price £240,000 – £250,000



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4 Swaindale Road, Peverell, Plymouth, PL3 4PT



- **1930's built semi-detached house**
- **Well proportioned light and airy accommodation**
- **Gas central heating and double glazing**
- **Porch, large hall, good sized lounge**
- **Spacious separate dining room, breakfast room**
- **Kitchen, three bedrooms**
- **Bathroom, separate wc**
- **Long rectangular shaped plot**
- **Private drive, garage**
- **Front garden and long enclosed back garden**
- **Vacant**
- **No onward chain**

THE PROPERTY A well proportioned semi-detached house, which is thought to have been built in the 1930's, which provides light and airy accommodation. The property has been looked after over the years, although clearly now dated and would benefit from a programme of updating, improvement and refurbishment, and as such offers good potential.

The property stands on a long rectangular shaped plot having off street parking on a private drive and within the detached garage to the front. With a mature long front garden, side access and to the rear an even longer enclosed back garden, which enjoys a south and westerly aspect and a good degree of privacy.

LOCATION Found in this short street and cul-de-sac in the highly and popular and established residential area on the higher side of Peverell and with a good variety of local services and amenities found closeby at Hyde Park, Mutley, Hartley and Mannamead. Occupying a convenient position with easy access into the city and closeby connection to major routes in other directions.

ACCOMMODATION The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

Pvc part double glazed front door into:

GROUND FLOOR

ENTRANCE PORCH 3' 10" x 2' 8" (1.17m x 0.81m) uPVC double glazed windows on two sides. Panelled part leaded glazed internal door into:

RECEPTION HALL 19' 7" x 6' 8" (5.97m x 2.03m)

overall Incorporating staircase with carpeted treads which rises and turns to the first floor. Useful shelved understairs storage cupboard with light point. Window to the side. Picture rail and decorative timber detail.

LOUNGE 15' 10" x 12' 7" max (4.83m x 3.84m) Wide curved bay window to the front. Coved ceiling. Picture rail. Focal feature fireplace with hardwood mantle piece and fitted Robinson Willey Sahara fire set on hearth.

DINING ROOM 12' 11" x 12' 6" (3.94m x 3.81m) Double glazed French style doors overlook and open to the rear garden. Coved ceiling. Picture rail.

BREAKFAST ROOM 12' 3" x 6' 5" (3.73m x 1.96m) Window to the side with some long views towards Cornwall in the distance. A range of fitted cupboard and drawer storage set in wall and base units along two sides. Wide archway into:

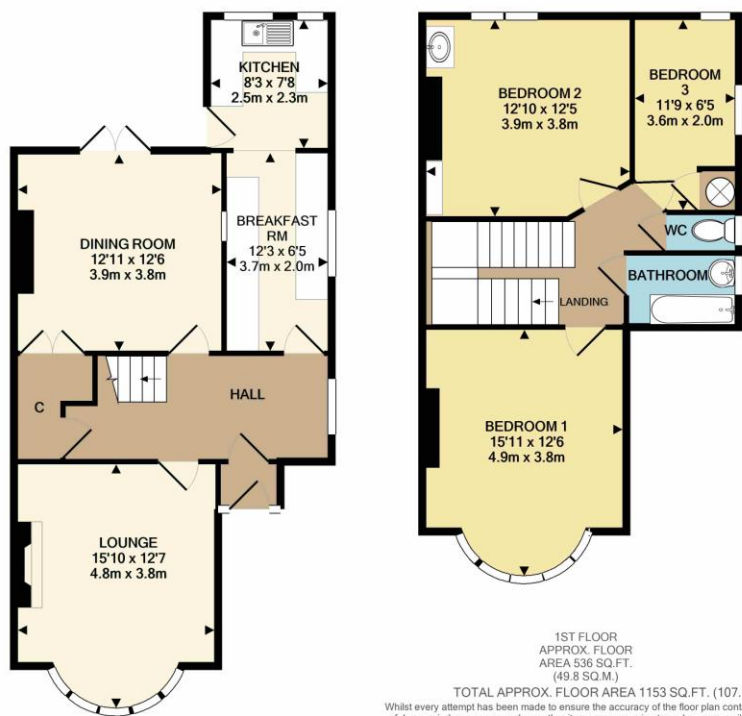
KITCHEN 8' 3" x 7' 6" (2.51m x 2.29m) Two double glazed windows overlook the back garden and a pvc double glazed side entrance door. Fitted with a range of cupboard and drawer storage set in wall and base units running along three sides, roll edge worksurfaces, tiled splashbacks and stainless steel sink. Four spaces suitable for white goods, with space for cooker and gas supply, space and plumbing for automatic washing machine, space for dishwasher and space for upright fridge/freezer.

FIRST FLOOR

LANDING Ceiling light point. Access hatch to loft. Dado rail.

BEDROOM ONE 15' 11" x 12' 6" max (4.85m x 3.81m) Wide curved bay window to the front. Coved ceiling. Two light points. Picture rail.

BEDROOM TWO 12' 10" x 12' 5" max (3.91m x 3.78m) uPVC double glazed window to the rear

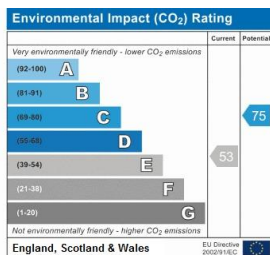
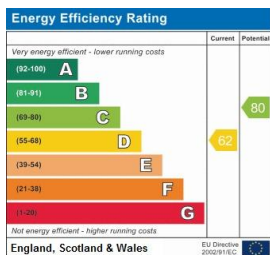


GROUND FLOOR
APPROX. FLOOR
AREA 617 SQ.FT.
(57.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 536 SQ.FT.
(49.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1153 SQ.FT. (107.1 SQ.M.)

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
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with views looking across the city towards the sea in the distance. Two ceiling light points. Picture rail. Built-in shelved recessed to the left handside of the chimney breast.

BEDROOM THREE 11' 9" x 6' 5" max (3.58m x 1.96m) Window to the side with long views to Cornwall and window to the rear with views to the sea in the distance. Airing cupboard housing factory insulated hot water tank with immersion heater and slated shelves over and time control.

BATHROOM Window to the side. Long views towards Cornwall. Coloured suite with pedestal wash hand basin, panelled bath with mixer tap and shower attachment. Tiled splashbacks.

WC Window to the side. Long views to Cornwall. Wc.

EXTERNALLY A decorative iron gate opens into a long paved path leading up to the front door. Adjoining twin sets of decorative iron gates open into a **PRIVATE DRIVE** providing off street parking, and this giving access to the **GARAGE**, single sized with metal up and over door. The property set well back from the street and pavement by a long lawned front garden, with borders containing a variety of ornamental bushes and shrubs. Paved pathway continues via a decorative iron gate leading around the side and to the rear. Access to the cellars housing the Baxi boiler servicing central heating and hot water.

To the back a delightful enclosed sheltered back garden enjoying a good degree of privacy, paved patio and seating terrace, a long lawn with well established boundaries including hedging. A variety of ornamental bushes and shrubs. Partway along an aluminium framed greenhouse, garden shed and walkway leading through to a further hidden back garden, with wall, fence and hedge boundaries and containing a productive apple tree.

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