

FOR SALE

Price £260,000 - £270,000



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11 Holland Road, Peverell, Plymouth, PL3 4PQ



- **A most well presented characterful period home**
- **Generously proportioned comfortably appointed accommodation**
- **Quality uPVC double glazing and gas fired central heating with modern boiler**
- **Spacious lounge with fireplace, dining room**
- **Generous sized modern fitted kitchen/breakfast room**
- **Three good sized double bedrooms**
- **Quality recently refurbished shower room/wc**
- **Spacious loft room with Velux windows, power, lighting and heating**
- **Delightful low maintenance courtyard garden**
- **South westerly facing at rear, long views towards Cornwall in the distance**

THE PROPERTY A characterful and most well presented period built mid-terraced house, which retains a variety of original and period features, and these complimented by a host of modern conveniences. These include gas fired central heating with modern Worcester boiler, regularly serviced and covered by British Gas, and includes a Hive system. The kitchen refitted about one and half years ago, and the property upgraded to a high standard. Having good sized accommodation including a lounge, with open fireplace and arch to dining room, and generous sized kitchen/breakfast room, on the first floor three double bedrooms, and a well appointed recently refitted shower room/wc. Ladder stairs gives access to the spacious loft room, with Velux windows, power, lighting and heating.

To the rear of the property a delightful low maintenance walled courtyard garden, and from access into the rear service lane. From the rear of the property enjoying long views looking across Central Park and beyond towards Cornwall in the distance.

LOCATION Set in this highly popular established residential area of Peverell bordering on to Mannamead, and with a good variety of local services found closeby in Peverell, Hyde Park and Mannamead. The position convenient for access into the city and closeby connections 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.

Panelled part double glazed front door into:

GROUND FLOOR

ENTRANCE LOBBY Dado rail with decorative panelling under and tiled floor. Stripped pine panelled door into:

HALL Arch with corbels and light point. Dado rail, staircase with timber turned newel post and carpeted treads rises and turns to the first floor. useful understairs storage cupboard, cloaks area with, fitted shelving and has been used in the past for a study space.

LOUNGE 14' 3" x 12' 9" (4.34m x 3.89m) Wide bay window to the front. Focal feature fireplace with impressive period fireplace, cast iron fireback and tiled slips. Coved ceiling and picture rail. Arch into:

DINING ROOM 12' 1" x 10' 7" (3.68m x 3.23m) Window overlooking the back garden. Coved ceiling and picture rail.

KITCHEN/BREAKFAST ROOM 20' 1" x 10' 6" max (6.12m x 3.2m) Window to the rear. Pvc part double glazed side entrance door. Radiator with decorative panel. Three wall up lighters. Row of three lights over the dining area. Modern fitted kitchen with a good range of cupboard and drawer storage set in wall and base units, worksurfaces with matching upstand, inset one and half bowl stainless steel sink. Integrated appliances include Hotpoint electric oven, Lamona four ring variable sized gas hob with glass and stainless steel illuminated extractor hood over, two spaces and plumbing suitable for automatic washing machine and tumble dryer, and space for upright fridge/freezer.



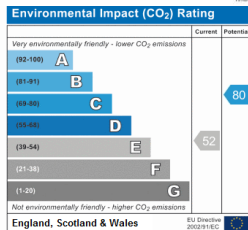
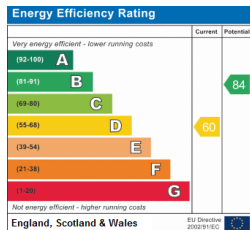
GROUND FLOOR
APPROX. FLOOR
AREA 610 SQ.FT.
(56.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 617 SQ.FT.
(57.3 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 265 SQ.FT.
(23.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1481 SQ.FT. (137.6 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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FIRST FLOOR

LANDING High level window to the rear. Staircase with carpeted treads rises to the second floor loft room.

BEDROOM ONE 15' 8" x 14' 5" max (4.78m x 4.39m) Wide bay window and further window to the front. Decorative coved ceiling throughout. Sealed and vented chimney breast with built-in cupboards to either side.

BEDROOM TWO 11' 11" x 10' 9" (3.63m x 3.28m) Window to the rear. Long views. Built-in cupboard and shelves to either side of the chimney breast.

SHOWER ROOM Obscured glazed window to the side elevation. Recently refitted with quality white suite, comprising close coupled wc, his and hers wall hung vanity wash hand basins with chrome mixer taps and drawers under. Double sized shower with Aqua shower panels, handheld mixer and overhead douche spray. Chrome ladder radiator.

BEDROOM THREE 13' 4" x 10' 6" (4.06m x 3.2m) uPVC double glazed bay window to the rear, enjoying long views to Central Park and Cornwall in the distance. Picture rail.

SECOND FLOOR

LOFT ROOM 17' 6" x 15' 7" (5.33m x 4.75m) approx overall measurements. Two Velux windows with fitted blinds to the rear, enjoying long views in a westerly direction. Mainly sloping ceiling with three light points. Power, lighting and heating.

TENURE FREEHOLD COUNCIL TAX BAND C

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